

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, July 23, 1974, in the Council Chamber at approximately 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber young people from the Mount Pleasant Baptist Church Camp, under the direction of their Counsellor, Dale Barkman.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the items to be considered at the 'In Camera' meeting to be held later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,

THAT the Minutes of the Regular Council meeting dated July 9, 1974, with the exception of the 'In Camera' Minutes, the Minutes of the Special Council (Public Hearing) dated July 9, 1974, and the Minutes of the Special Council meeting dated July 11, 1974, be adopted, after changing the record in the Minutes of the Regular Council meeting of July 9, 1974, on page 15 (Grant Request - Grey Cup '74) to show Alderman Marzari voting against Alderman Bowers' amendment.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE1. Transit in Europe

Alderman Hardwick gave a detailed report in explanation of his memorandum of July 19, 1974, which referred to a recent trip taken by representatives of the Provincial Government, Transit Bureau, Regional District, City of Vancouver Engineering Department and himself to study public transit systems in various cities in Europe. The Alderman, with the aid of a slide presentation, gave examples of various types of transit systems.

MOVED by Ald. Hardwick,

THAT the memorandum from Alderman Hardwick dated July 19, 1974, re transit in Europe, be received and submitted to the Council's Special Committee on Transit.

- CARRIED UNANIMOUSLY

REPORT REFERENCE (cont'd)2. West End Traffic Scheme - Phase II

Mr. Ken Dobell, Assistant City Engineer - Traffic and Transportation, gave a report explanation of the following report of the City Engineer dated July 18, 1974, on the matter of West End Traffic Scheme - Phase II:

"Background

Following the adoption of the West End Policy Guidelines, Council on May 8, 1973, approved the West End Traffic Scheme - Phase I which came into operation on Monday, June 18, 1973. The major effect of this operation was to remove the heavy through traffic from Chilco and Gilford Streets and transfer it to Georgia and Denman Streets. A minor, but important, effect was the reduction in traffic movements by West End traffic also travelling through the neighbourhood, particularly at night time.

The environmental objectives of the First Phase have been realized and no major problems have developed. On the basis of its acceptance by residents, a permanent street closure pattern was designed and formed part of the Stanly Park Local Improvement.

Since the scheme was first introduced, a barrier was erected two blocks east of Denman Street at the Cardero/Haro intersection, to eliminate the over-use of Cardero Street; and parking has been prohibited on the east side of Denman Street to ease local and transit movements.

Proposed Phase II - Area East of Denman Street

This phase proposes to reorganize the movement of local traffic in the street system to minimize traffic flows on most residential streets. This is to implement the W.E.P.G. #8, i.e. 'divert local traffic from residential streets to collector streets' by adopting a street pattern based on a hierarchy principle, and installing traffic diverters and other measures to direct traffic into its use. Figure 1 shows the main features of the proposal. The area east of Denman is divided into a set of small 'environmental areas' within a pattern of district arterial and local distributor streets. Through traffic movements are carried on the district arterials, with Nelson and Nicola Streets serving as local distributors and guaranteeing emergency vehicle access to all areas. Thurlow Street from Pacific to Nelson is changed from one-way to two-way operation relieving Bute Street of its heavy traffic load. Non-essential traffic is removed from the western flank of Nelson Park with benefits to the park users and the large number of pedestrians. Speed bumps are proposed in lanes where present and future use by fast cars is a nuisance and hazard to local residents.

The proposed street pattern recognizes and caters to the demand for local movement in the north-south direction (shown for the p.m. peak hour in Figure 5) by putting Nicola Street into the category of local distributor and permitting increased traffic flows on it, particularly from Davie to Robson Streets. The north and south three blocks of Bute Street are left open as is Jervis Street to provide for local journeys between Davie and Nelson Streets. The anticipated traffic flows will be observed that in the p.m. peak hour, all streets will carry some local traffic, generally serving two or three blocks and consisting mainly of resident commuters returning home. Outside of peak hours the flows will be very much lighter on the local access streets, approaching those of low density residential areas.

Public Response to Phase II

In October, 1973, the scheme was publicized and a public meeting held. Very little reaction occurred and this caused concern as it provided little basis for advice to Council on the acceptability of the proposal.

It was decided to ask householders directly and a reply paid questionnaire with a map of the scheme and some explanation was distributed to all West End households, by the postman's walk method (see Figure 3).

Of the 23,600 questionnaires sent out, 3,088 replies were received, representing 13.4% of households. Responses from car drivers were higher than those people without cars so the results indicate the greater interest by drivers in the proposal. Eliminating this bias makes no significant change in the result.

The support/non-support varied from neighbourhood, being most favourable west of Denman and least favourable south of Davie, west from Nicola, (see Figure 4 attached).

For the total replies the results indicated 56% in favour, 41% against and 3% undecided. Drivers were about 50:50 and non-drivers were 73% in favour.

Replies from the area east of Denman Street indicated 51% in favour, 46% against and 3% undecided. Drivers were 44 % in favour and non-drivers 77% in favour of the scheme.

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REPORT REFERENCE (cont'd)West End Traffic Scheme -
Phase II (continued)

The questionnaire provided a place for comments and many of these were helpful in indicating driver needs and difficulties, and suggesting modifications to the pattern to make it more acceptable. This led to deleting the two barriers at Bidwell/Burnaby and Harwood/Cardero and replacing them with one at Cardero/Burnaby; introducing two-way operation of Thurlow from Beach to Nelson; the removal of daytime parking from the east side of Denman and the introduction of speed bumps on certain lanes.

The Citizen and Community groups were advised of the scheme and all replies were favourable. At the October public meeting, taxi-cab operators expressed opposition to the scheme based on their experiences west of Denman Street and several residents had referred to taxi driver threats to boycott the West End if further barriers were installed. It is intended to give full information to all taxi drivers in the form of maps indicating barrier positions and the best routings, their problem having been recognized as one of knowledge of the system.

The New Barriers

The new style of barriers, called temporary diverters, have been designed to suit the Fire Department operational needs. The major feature is a wide step 8" high, which will not permit the passage of cars, but will allow all the fire trucks to cross. This design will enable fire trucks to travel through all parts of the West End street system without the need to memorize routes.

Installation of the Scheme

The changes to parking regulations, street signing and traffic signals, could start by mid-August with the first diverter being installed early in September. The diverters could be placed, and the total scheme fully operational by early October.

Cost

The scheme comprises the following features and their estimated costs are indicated as follows:

a) 10 temporary diverters (with trees and shrubs)	\$27,500
b) 1 cul-de-sac (1100 Comox)	10,000
c) 2 street-end closures	8,000
d) 42 speed bumps	15,500
e) new street signs, painting, signal modifications	9,500
f) maintenance in 1974	<u>2,000</u>
Total	<u>\$72,500</u>

West End Planning Team Position

The West End Planning Team is in favour of this proposed traffic scheme for the following reasons:

- a) It will implement West End Policy Guideline #8 relating to local traffic.
- b) The proposed street pattern meets the environmental needs of the recognized neighbourhoods in the West End.
- c) The scheme anticipates and provides necessary experience for the future development of street parks and permanent closures.
- d) Public support is good with the opinion survey indicating high acceptance of the present barrier system by local residents west of Denman Street. This indicates that on the basis of eight months' experience the majority of residents approve of barriers and suggests that familiarity increases acceptance.
- e) The earlier scheme announced was modified in response to suggestions made by the survey respondents and will increase its acceptability to many people previously opposed.

Accordingly, the West End Planning Team RECOMMENDS that Council adopt the proposed Traffic Scheme Phase II.

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REPORT REFERENCE (cont'd)West End Traffic Scheme -
Phase II (continued)Finance

This scheme was developed subsequent to the approval of the 1974 Revenue and Supplementary Capital Budgets. The Comptroller of Accounts and the Acting City Engineer have concluded that the temporary diverters (\$27,500) and new street signs, painting, signal modifications (\$9,500) are properly Revenue Budget items for which funds must be provided from Contingency Reserve. The \$2,000 for 1974 maintenance has already been provided in the Revenue Budget. The remaining items, the cul-de-sac (\$10,000), two street-end closures (\$8,000), and 42 speed bumps (\$15,500) are capital items which should be provided from Streets Capital Funds but unallocated funds are not available at this time.

In the event that Council desires the project to proceed immediately, funds could be advanced from the appropriation in the 1974-75 Street Basic Capital budget for the construction of curbs and gutters and pavements on major streets in the 1975 construction season. Normally these projects are advanced to a Court of Revision in November to obtain Council's approval in order that any alteration to utilities and other prior work can be authorized well in advance of the paving work.

This year's Capital Budget includes funds to cover the City's share of the cost to construct a permanent pavement with curbs on Boundary Road between Vanness Street and Dubois Street with Burnaby contributing half the cost. Due to problems which Burnaby cannot readily resolve, the project will not be advanced to a Court of Revision until 1975.

If Council wishes the project to proceed, \$37,000 must be allocated from Contingency Reserve and \$33,500 borrowed from the Boundary Road project; the funds borrowed from the Capital Budget would be restored from the 1975 Supplementary Capital Budget. The Director of Finance concurs with these proposals.

Consideration

The Fire Chief has commented that he will be able to cross over the diverters but his vehicles will have to slow down and it will increase response time.

The Police Chief advises that although the proposals will necessarily affect police response time, they are acceptable and in his opinion will have a beneficial effect on problems of traffic noise.

The proposed scheme will implement Guideline #8 and reduce traffic in the local access streets; however, there is a substantial number of residents opposed to the proposal and accordingly the Acting City Engineer submits the proposed scheme to Council for CONSIDERATION."

MOVED by Ald. Pendakur,

THAT Council adopt the proposed Traffic Scheme Phase II as described in the foregoing report with the funds being allocated at an estimated cost of \$72,500 as outlined.

- CARRIED

(Aldermen Bowers and Hardwick opposed)

MOVED by Ald. Bowers in amendment,

THAT the proposed barriers located south of Davie Street be deleted from the Traffic Scheme at this time.

- LOST

(Aldermen Gibson, Harcourt, Linnell, Marzari, Massey, Pendakur and Rankin opposed)

The amendment having lost, the motion by Alderman Pendakur was put and CARRIED.

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At this point in the proceedings, Council varied the agenda to consider Board of Administration report A-7 (Clause 7).

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
GENERAL REPORT, July 19, 1974

Finance Matters
(July 19, 1974)

Improvements to Third Floor
of the City Hall (Clause 7)

Mr. Kovach, representing the Design Consultants, and Mr. Langley of the Department of Permits and Licenses, gave explanations of questions asked relating to this matter, and, after due consideration, Council considered each proposal contained in the clause as follows:

(a) Main Hall Circulation Area
(\$38,537.00)

MOVED by Ald. Bowers,
THAT the proposed renovations as contained in this Clause be approved.

- CARRIED

(Aldermen Marzari, Pendakur and Rankin opposed)

(b) Council Chambers
(\$45,000.00)

MOVED by Ald. Bowers,
THAT renovations to the Council Chambers be not proceeded with at this time.

(referred)

MOVED by Ald. Massey,
THAT the question of renovations to the Council Chambers be referred to the Finance and Administration Committee for consideration and report.

- CARRIED

(Aldermen Bowers, Hardwick, Pendakur and Rankin opposed)

(c) Aldermen's Corridor, Offices
and Lounge (\$63,233.00)

MOVED by Ald. Bowers,
THAT the renovations to the Aldermen's corridor, offices and lounge be referred to the Finance and Administration Committee for consideration and report.

- CARRIED UNANIMOUSLY

(d) Committee Rooms #1 and #2
(\$20,246.00)

MOVED by Ald. Bowers,
THAT the renovations to Committee Rooms #1 and #2 be referred to the Finance and Administration Committee for consideration and report.

- CARRIED UNANIMOUSLY

(e) City Clerk Furnishings
(\$29,451.00)

MOVED by Ald. Bowers,
THAT the basic standard of furniture as is provided in other departments of the Civic service, be approved for the City Clerk's Office.

- CARRIED

(Alderman Massey opposed)

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (July 19, 1974)
(continued)

Improvements to Third Floor
of the City Hall (Clause 7)
(continued)

MOVED by Ald. Massey,

THAT the matter of furniture for the City Clerk's Office be referred to the Finance and Administration Committee for consideration and report.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin, Volrich and Mayor Phillips opposed)

(f) (i) Air Conditioning, etc.
(\$16,200.00)

(ii) Contingency Electrical
(\$5,000.00)

(iii) General Contingency
(\$20,000.00)

MOVED by Ald. Bowers,

THAT the matter of air conditioning, etc., contingency electrical and general contingency be referred to the Finance and Administration Committee for consideration and report.

- CARRIED UNANIMOUSLY

(g) One New Handicapped Washroom
Facility (\$4,000.00)

MOVED by Ald. Bowers,

THAT a new handicapped washroom facility as proposed, be approved.

- CARRIED UNANIMOUSLY

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At this point, Council observed a short recess.

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COMMUNICATIONS OR PETITIONS

1. Development Permit Application:
Spiritual Chapel, 112 West Broadway

The Council noted a letter from Alderman Bowers concerning a request by Mr. Aceman, on behalf of the Spiritual Chapel, to appear as a delegation to appeal a decision of the Technical Planning Board of July 5, 1974.

The Board had turned down Mr. Aceman's application for a Development Permit on the grounds of insufficient parking.

With the agreement of Council, Mr. Aceman briefly addressed the Council and referred to a letter he had circulated to the members advising that he had made certain arrangements for parking in the vicinity.

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COMMUNICATIONS OR PETITIONS (cont'd)

Development Permit Application:
Spiritual Chapel, 112 West Broadway
(continued)

Mr. Gray, the Zoning Planner, circulated a memorandum giving the history of the property and suggesting that in view of the new information supplied by Mr. Aceman on parking, that he submit a new application giving information on parking facilities and providing the Technical Planning Board with certain assurances re the use of the premises.

MOVED by Ald. Pendakur,

THAT this matter be referred to the Technical Planning Board for processing on the basis of the new information provided by Mr. Aceman.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

The following unfinished business items were deferred pending the hearing of delegations later this day:

1. Addition to Existing Hotel and Apartment Building at 500 West 12th Avenue
2. Commercial Rental Agencies.
3. Police Disputes -
Compulsory Arbitration

Council at its meeting on July 9, 1974, deferred a motion by Alderman Volrich regarding compulsory arbitration re the Police Force to this meeting of Council. After due consideration, it was

MOVED by Ald. Volrich,
THAT WHEREAS

- (a) The Provincial Government has restored to the police force of the City of Vancouver the unrestricted right to strike;
- (b) A strike of the police force would bring the most serious consequences to the citizens of Vancouver and leave them open to damage and injury without protection;
- (c) It is decidedly against the public interest that the police should have the right to strike, and compulsory arbitration is the appropriate process for resolving any disputes between the police force and the Police Commission;
- (d) It is the City of Vancouver that has the responsibility of paying the cost of policing in our City, and its position on the matter of the right to strike should have the serious consideration of the Provincial Government;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Provincial Government to amend present legislation so as to provide for compulsory arbitration in police disputes.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

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COMMUNICATIONS OR PETITIONS (cont'd)

2. 49th Avenue Cross-Town Bus

The Council noted a letter from the Marpole-Oakridge Area Council dated July 3, 1974, requesting to appear as a delegation before Council on the matter of an additional east-west bus service on 49th Avenue. In this regard, Council also noted a copy of the Mayor's memo dated July 4, 1974, advising that the Provincial Government has agreed to a 49th Avenue cross-town bus and outlining the proposed route.

Council was advised that the Bureau of Transit is also examining an extension of the Marine Drive service through 70th Avenue to give better transit service to the Marpole area.

MOVED by Ald. Hardwick,

THAT the request of Mr. E.J. Ruddell, Chairman - Transit Committee of the Marpole-Oakridge Area Council to be heard as a delegation be approved, and the arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

3. Quorum of the Vancouver Heritage Advisory Board

The Council noted a letter from the Vancouver Heritage Advisory Board dated July 15, 1974, as follows:

"I wish to inform you of the following extract from the Minutes of the Vancouver Heritage Advisory Board meeting of June 24, 1974:

'The Board at present consists of 8 appointed members and anticipates that a Council member will be added officially to the Board in the immediate future. Problems are arising in meeting the quorum requirements which are, by by-law, set at a majority of a number of members. It is felt that it would be desirable to reduce the quorum requirements and therefore, it was,

MOVED AND SECONDED,

THAT Council be requested to modify the Vancouver Heritage Advisory Board By-law to provide that three members shall constitute a quorum.'"

Alderman Hardwick advised that Mr. J. Raybould, a member of the Board, had advised him personally that he was unable to serve on the Board and therefore wished to be relieved of his duties.

It was explained that if another member was appointed soon, this would relieve the quorum problems until the new By-law is submitted, in which it is intended a member of Council will be added to the Board.

MOVED by Ald. Hardwick,

THAT Mr. Raybould's resignation be accepted and the City Clerk obtain nominations as soon as possible.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

4. Steams Restaurant - Request
to Extend Business Hours

The Council noted a letter dated July 2, 1974, from Mr. Tommy Young of Steams Restaurant, 50 East Hastings Street, asking Council to reconsider its decision of July 9, 1974, concerning the extension of hours of Steams Restaurant and permit the restaurant to remain open until 3:00 a.m. instead of 1:00 a.m.

The City Clerk advised that subsequently, the owners of Steams Restaurant have requested that Council defer action on the letter for two months.

MOVED by Ald. Gibson,

THAT, as requested by Steams Restaurant, reconsideration of this matter be deferred for two months.

- CARRIED UNANIMOUSLY

5. Changes in Police Manpower

The Council noted the following letter dated July 11, 1974, submitted by the Mayor and Alderman Bowers concerning changes in Police manpower:

"The recent Provincial takeover of the Courts and Police training activities has a number of ramifications for the City Police Department. The Provincial Government is creating a corps of Sheriffs to handle Court policing and transportation duties. The effect of these moves will be to relieve 114 Vancouver City Policemen for other duties over the next year or two.

Over the same period of time, the Provincial Government, in co-operation with Vancouver City Police, will be creating an organized Crime Task Force. About 60% of the 114 above-mentioned policemen will be assigned to this Task Force. They will remain on the payroll of the Vancouver City Police Force and under its command.

The remaining 40% of the 114 policemen will be available for re-assignment. Because of these changes, it is not anticipated the Police Commission will be asking for any additional manpower for several years. Some 40 additional policemen will therefore be available for community policing over the next year or two. It is the intention of the Police Commission, and the Police Chief, to concentrate this additional manpower on community policing. It is also the desire of the Provincial Government that this be done. These developments are being brought before Council as they represent an increase in the level of service. We will be reporting to Council as additional information is available.

RECOMMENDATION: We recommend that Council approve these planned shifts in manpower allocation in principle."

MOVED by Ald. Bowers,

THAT there be no reduction in the total compliment of the Police Department on the changes made as a result of the Provincial Government takeover of the Courts and Police Training activities.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

6. Lease of Premises at
570 Carrall Street

Council noted a letter from Hood, Joe and Chong dated July 11, 1974, requesting to appear before Council as a delegation on behalf of Mid-east Enterprises Limited concerning the lease of premises at 570 Carrall Street.

MOVED by Ald. Bowers,

THAT the request of Hood, Joe and Chong to be heard as a delegation this day be approved.

- CARRIED UNANIMOUSLY

7. Portable Signs -
Mr. David Yanor

The Council noted a letter from Mr. David P. Yanor of Porta Sign Ltd., requesting to appear as a delegation before Council regarding the portable sign section of the draft Sign By-law.

MOVED by Ald. Harcourt,

THAT the request of Mr. David P. Yanor to be heard as a delegation be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

8. Grant Appeal - Greater Vancouver
Convention and Visitors Bureau

The Council noted a letter from the Greater Vancouver Convention and Visitors Bureau dated July 17, 1974, requesting to appear as a delegation appealing the Civic grant to the organization, approved earlier this year.

MOVED by Ald. Harcourt,

THAT the request of the Greater Vancouver Convention and Visitors Bureau to be heard as a delegation be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

9. Water Street Beautification
Program - Delegation Request
from Mrs. D. Gould

MOVED by Ald. Harcourt,

THAT the request of Mrs. Doris Gould to appear as a delegation later this day concerning Water Street Beautification Program, be approved.

- CARRIED UNANIMOUSLY

10. Fruit Vendors

Council noted the following memorandum submitted by Alderman Bowers dated July 19, 1974:

"The following suggestions arose out of the incidents involving Mr. Kennedy, but have far wider implications.

Council is on record as favouring the establishment of a Farmer's Market and also has permitted the selling of fruit in Gastown under a Street Market permit. In addition we find, at this time of year, fruit vendors appearing sporadically at various points in the city.

I believe that it is in the public interest that these be permitted in suitable locations and with appropriate regulations. At least Council should decide whether to prohibit them, to tolerate them, or to license them.

At the moment, most of them operate illegally. A few that have applied for permission recently have been issued temporary mobile street vendor's permits at \$1 per day. These permits were designed for such ventures as selling balloons on the day of a parade, but the City License inspector has no other appropriate permits to cover such vendors. He would appreciate some direction on the matter.

COMMUNICATIONS OR PETITIONS (cont'd)

Fruit Vendors
(continued)

There is some concern over the number of possible individual applicants and the inability of our staff to screen them properly. The whole matter is related to the availability of a week-round Farmer's Market in the city.

I RECOMMEND

- 1) that the city step up its efforts to find a site for a week-round farmer's market, and that in particular the Mayor be asked to negotiate with the National Harbours Board for the temporary use of the site north of Alexander Street
- 2) that in addition an effort be made to enable fresh produce be sold by growers in other parts of the city: that representatives of Planning, Engineering and of the United Fruit Growers meet to consider suitable smaller locations.
- 3) that United Fruit Growers be invited to supervise the allocation of such sites to fruit growers, not necessarily members of their association.
- 4) that the Department of Permits and Licenses recommend to Council suitable permits and fees for such sites, either to United Fruit Growers, or to individual applicants, and that they prepare a simple set of regulations to be given to applicants.
- 5) that the temporary mobile street vendor permits not be used for fruit vendors stationed on or off the highways in the city.

INFORMATION concerning Mr. Kennedy's permit at Grandview & Slocan

The incidents culminating in the arrest and jailing of Mr. Kennedy have been well recorded and reported. By Friday afternoon, July 19, he was back at the site while out on bail, selling fruit with the aid of several assistants, but without having his truck parked on the site.

I viewed the site and consulted at length with the Chief Constable and with the officials in Permits and Licences, in Engineering and in the Law Departments, who had been concerned with the case. It appeared that the city was prepared to issue him a mobile street vendor's permit, though preferably at another location, and only reluctantly at his present location (and on condition that he stay well clear of Slocan Street). On the other hand, Mr. Kennedy was unwilling to come to city hall to apply for it, and was inviting further confrontations.

As a peace-making gesture, I applied for a permit on his behalf and delivered it to him at 5 p.m. The permit is good for 7 days, i.e. until Friday, 26 July, and, of course, does not exempt him from complying with health or traffic regulations.

My action was taken in response to a very large number of calls to the Mayor's office expressing concern over the escalation of hostilities, no matter how they were provoked. It was also intended to regularise the situation for the period of one week to give Council time to consider its policies and regulations concerning fruit vending.

It should not be interpreted as condoning the actions of Mr. Kennedy in selling fruit without a licence, or in provoking the officials and police officers who were charged with enforcing our laws. He still will be facing in Court the charges arising from this.

MOVED by Ald. Bowers,
THAT the recommendations contained in the foregoing memorandum, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION GENERAL
REPORT, July 19, 1974 (continued)

Works & Utility Matters
(July 19, 1974)

The Council considered this report which contains eleven clauses identified as follows:

- Cl. 1: Local Improvement - Reduction in Scope
- Cl. 2: Closure of Pendrell Street between Burrard Street and Thurlow Street, Blocks 9 and 10 D.L. 185 - St. Paul's Hospital
- Cl. 3: Lane North of Grandview Highway West of the Lane West of Commercial Drive, Lot 1, S $\frac{1}{2}$, Block B, Block 154, D.L. 264A - Lease
- Cl. 4: Rental Increase for Nanaimo Street Footbridge on National Harbours Board lands

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Works & Utility Matters
(July 19, 1974) (continued)

- Cl. 5: Rental Increase for Sewer Outfall at Slocan Street End
- Cl. 6: Rental Increase for Lease for Granville Bridge Footings
- Cl. 7: Closure of Ontario Street, South of South Kent Avenue, D.L. 322
- Cl. 8: Closure of Portion of Carolina Street between Great Northern Way and 5th Avenue
- Cl. 9: Tender No. 56-74-1 - Automotive Gasoline and Diesel Fuel Oil
- Cl. 10: Tender No. 58-74-2 - Ready Mixed Concrete
- Cl. 11: Tender No. 58-74-1 - Mineral Aggregates

The Council took action as follows:

Closure of Pendrell Street between Burrard Street and Thurlow Street, Blocks 9 and 10 D.L. 185 - St. Paul's Hospital (Clause 2)

MOVED by Ald. Bowers,

THAT this Clause be approved after changing recommendation (b) to read as follows:

- "(b) The closed road be conveyed to either or both of the abutting owners at a reasonable price."

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,

THAT the Board of Administration submit a report for the information of Council on the details of the extension planned for St. Paul's Hospital.

- CARRIED UNANIMOUSLY

Closure of Ontario Street, South of South Ken Avenue, D.L. 332 (Clause 7)

MOVED by Ald. Pendakur,

THAT this Clause be approved after changing recommendation (b) to read as follows:

- "(b) The value of the difference in area between the closed street and the new street to be \$31,500 in accordance with the recommendation of the Supervisor of Property and Insurance and that the applicant be required to pay this cost."

- CARRIED UNANIMOUSLY

(Underlining indicates change)

Balance of Report

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration contained in Clauses 1, 3 to 6 inclusive and 8 to 11 inclusive, be approved.

- CARRIED

(Alderman Marzari opposed Clause 8)

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Building & Planning Matters
(July 19, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Strata Title Application - New Construction,
1429 Williams Street, Vancouver, B. C.
(Landmark Projects Corporation Limited)
- Cl. 2: Strata Title Application - New Construction,
8107 - 8167 Cambie Street, Vancouver, B.C.
(M.L. & S. Investments)
- Cl. 3: Strata Title Application - New Construction,
1123 - 1145 West 8th Avenue, Vancouver, B.C.
(Fairview Environmental Concepts Limited)

The Council took action as follows:

Strata Title Application - New
Construction at 1429 Williams
Street (Clause 1)

MOVED by Ald. Harcourt,

THAT the application of Landmark Projects Corp. Ltd., under the Strata Titles Act re new construction at 1429 Williams Street, be approved subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - New
Construction at 8107-8167 Cambie
Street (Clause 2)

MOVED by Ald. Harcourt,

THAT the application of M.L. & S. Investments, under the Strata Titles Act re new construction at 8107 - 8167 Cambie Street, be approved subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - New
Construction at 1123-1145 West
8th Avenue (Clause 3)

MOVED by Ald. Harcourt,

THAT the application of Fairview Environmental Concepts Ltd., under the Strata Titles Act re new construction at 1123 - 1145 West 8th Avenue, be approved subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(July 19, 1974)

Sidewalk Cafes on Granville
Mall (Clause 1)

MOVED by Ald. Pendakur,

THAT this Clause be received, but applications for a sidewalk cafe be submitted to the Engineering Department for processing.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Fire & Traffic Matters
(July 19, 1974)

Closure of Exhibition Park Before
and After Pacific National
Exhibition, 1974 (Clause 1)

MOVED by Ald. Pendakur,

THAT the recommendation of the Board of Administration
contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 19, 1974)

The Council considered this report which contains seven
clauses identified as follows:

- Cl. 1: Appropriation 7045/487 - Advertising
- Cl. 2: Expenses - Clients' Committee - Orpheum Theatre
- Cl. 3: Replacement of Fire Dispatching System
- Cl. 4: Re-roofing at Vancouver Library Building and
Queen Elizabeth Theatre
- Cl. 5: Staffing Requirements: Health Department
- Cl. 6: Attendance of the Vancouver Fire Department
Band to the Penticton Peach Festival
- Cl. 7: Improvements to Third Floor of City Hall

The Council took action as follows:

Clauses 1 to 4 inclusive

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration
contained in Clauses 1 to 4 inclusive, be approved.

- CARRIED

(Alderman Pendakur opposed Clauses 1)

Staffing Requirements -
Health Department (Clause 5)

In considering this Clause, Council was advised that the Board
of Administration has requested that the following recommendation be
also included in this Clause:

- "(c) The Acting Director of Personnel Services classify any
new positions approved in this report and submit his
recommendations to the Board of Administration."

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration
contained in this Clause, including the foregoing recommendation,
be approved;

FURTHER THAT the position of psychologist as recommended by
the Medical Health Officer and the Director of Mental Health
Services be established, effective when filled, on a cost-sharing
basis.

- CARRIED UNANIMOUSLY

Attendance of the Vancouver Fire Department
Band to the Penticton Peach Festival (Clause 6)

MOVED by Ald. Volrich,

THAT the Vancouver Fire Department Band be authorized to
participate in the Penticton Peach Festival on August 3, 1974,
with the bandsmen providing their own transportation and the City
providing a subsidy of \$10.00 each to cover the cost of gasoline
(a total cost of \$350.00).

- CARRIED UNANIMOUSLY

(For Council action on Clause 7, see page 5)

- - - - -

The Council recessed at approximately 12:15 p.m. to reconvene
in the Council Chamber at 2:00 p.m.

Council reconvened in the Council Chamber at 2.00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

DELEGATIONS, UNFINISHED BUSINESS, COMMUNICATIONS
AND REPORTS

Addition to the Existing Hotel and Apartment
Building at 500 West 12th Avenue,
(Development Permit Application No. 65098)

Council on July 9, 1974, deferred consideration of the Board of Administration Report, Building and Planning Matters dated July 5, 1974, pending hearing of delegations on this matter.

Mr. Ben Wosk, owner of the building in question, addressed Council and filed a brief dated July 19, 1974, giving details of the proposed expansion. He also stated that if necessary he would be willing to leave the beer parlour in its present location and to either withdraw his request for a lane, or agree to the lane being 'one way' only.

Mr. J.A. Pentland, representing the property owners and tenants in the 500 Block, West 13th Avenue, addressed the Council and filed a brief, dated July 18, 1974, objecting to the proposed expansion and relocation of lane on the basis that it would increase existing problems pertaining to parking, litter and noise, particularly between midnight and 1.30 a.m. Mr. Roy Paulson spoke on behalf of the owners of the Camellia Court Apartment which is situated on 13th Avenue, adjacent to the existing hotel and apartment building. He stated the owners and tenants of the apartment block are opposed particularly to the beer parlour and lane being relocated, on the grounds that it would generate a substantial increase in traffic, parking problems, noise, litter, etc.

Council also noted a letter of objection dated May 8, 1974, from Mrs D.W. Dawson, co-owner of the Camellia Apartments.

The Assistant City Engineer, Traffic and Transportation, and the Zoning Planner spoke to the Board of Administration report of July 5, 1974 on the subject.

MOVED by Ald. Volrich

THAT this matter be referred to the Board of Administration and the Technical Planning Board to consider and report back to Council on what conditions may be imposed to regulate traffic and parking, particularly on 13th Avenue; this report to include further consideration of the following:

- 1) Exits on to Cambie and 13th Avenue
- 2) Lane arrangement.
- 3) Commercial Loading arrangements
- 4) Noise.
- 5) Entrance to Beer Parlour
- 6) On-site parking.
- 7) Commutation of payments re local improvements for paving of lane.

- CARRIED UNANIMOUSLY.

(Aldermen Gibson, Marzari, Massey and Rankin opposed)

DELEGATIONS (Cont'd)

Commercial Rental Agencies

Council on July 9, 1974 deferred consideration of the reports of the Standing Committee on Social Services dated June 13 and June 20, 1974, pending the hearing of a delegation from Timesavers Services Inc. Mr. Jim Patterson, Timesavers, addressed the Council and filed a brief dated July 22, 1974 refuting various allegations made against Timesavers, and containing certain proposals. He also stated that Timesavers would be willing to discuss the use of their computer by non-profit rental agencies and negotiate other aspects.

MOVED by Ald. Rankin

THAT Council request the Director of Legal Services to draft, under the City Licensing Bylaw, an amendment which requires that no rental agency may charge in advance for service rendered; that the rental agency must find accommodation for the tenant and then bill the tenant in the normal manner.

(amended)

MOVED by Ald. Linnell (in amendment)

THAT the words "except for a registration fee of \$5.00" be inserted following the second 'that' in the above motion.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

The motion of Alderman Rankin as amended and reading as follows was put and CARRIED.

"THAT Council request the Director of Legal Services to draft, under the City Licensing Bylaw, an amendment which requires that, except for a registration fee of \$5.00, no rental agency may charge in advance for service rendered; that the rental agency must find accommodation for the tenant and then bill the tenant in the normal manner."

(Ald. Pendakur and Volrich opposed)

*Underlining denotes amendment.

MOVED by Ald. Rankin

THAT the report of the Standing Committee on Social Services dated June 13, 1974, be received for information.

- CARRIED UNANIMOUSLY

Water Street Beautification - Basis of Assessment.

Council on July 9, 1974 when considering Department report dated July 3, 1974, re Water Street Beautification program approved recommendations IV (a) and (b) and referred recommendation (c) re design and cost sharing to the City Engineer and the Director of Planning for further report to include alternative methods of assessing property owners.

Council noted a report dated July 9, 1974 from the Acting City Engineer on Water Street Beautification - Basis of Assessment. This report set out the following alternative methods of assessment:

1. Give no relief, assessing strictly by frontage.
2. Reduce the assessable frontage in the same proportion as the average depth is less than 100 feet. This would be, in effect, the assessment of these shallow parcels on the basis of area.
3. (A middle position between '1' and '2') reduce the assessable frontage by one-half of the proportion which the average depth is less than 100 feet.

Cont'd.....

DELEGATIONS (Cont'd)Water Street Beautification - Basis of Assessment.(Cont'd)

4. (A more generous compromise than '3') reduce the assessable frontage by three-quarters of the proportion which the average depth is less than 100 feet.

Mrs D. Gould, property owner in the area, addressed Council and opposed the project because of increased property taxes. Mr. McLean represented a number of property owners in the area and spoke in support of the project. He stated that he and those he represents would favour alternative '3' quoted above. Mr. W. Bodner also addressed Council on this matter stating his objections to the proposed project because of increased property taxes.

MOVED by Ald. Bowers

THAT alternative '4' in the City Engineer's report, quoted above, be approved.

- CARRIED UNANIMOUSLY.

Lease Surrender - Standard Oil Co.Ltd.
570 Carrall Street.

Earlier this day Council agreed to hear a delegation from Mr. H.L. Cashman, Hood, Joe and Chong, on behalf of Mid East Enterprises Ltd., which is a sub-lessee of the certain portion of the premises at 570 Carrall Street which are scheduled to be demolished by July 31, 1974. Mr. Cashman put forward the following proposal for Council's consideration:

"That the existing Service Station building, pumps and tanks, on this site be demolished effective July 31, 1974, but that the other building on the property, which is located some distance away from the Service Station and presently occupied by Mid East Enterprises, be permitted to remain until such time as the City requires this site. Mid East Enterprises would guarantee to demolish the building and leave the site in a neat and tidy condition when required."

Council also noted a report from the Board of Administration dated July 18, 1974, setting out a number of alternatives for dealing with this matter.

MOVED by Ald. Rankin

THAT consideration of the report of the Board of Administration dated July 18, 1974, be deferred pending a report back from the Supervisor of Property and Insurance on the proposal submitted this day by Mr. Cashman on behalf of Mid East Enterprises.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

G. Day Care; 99 year lease;
Development Permit 67042
Hudson Marine Plaza.

Council considered the following report, dated July 19, 1974, from the Director of Social Planning:

" On March 7, 1974, the Standing Committee of Council on Community Development, in reference to a commercial office tower development in Marpole, and the request from the Marpole/Oakridge Area Council to include community facilities in the complex, recommended: (excerpt)

"b) That the Social Planning Department determine in consultation with the Area Council and Developer what facilities could appropriately be included in the development, and report back to the Committee."

With regard to the above recommendation it was agreed between the Marpole/Oakridge Area Council, the developer (Hudson Marine Holdings Limited), the Provincial Day Care Officials and the Social Planning Department, that day care was a suitable use for the Hudson Marine Plaza.

Hudson Marine Holdings Ltd. offered the City a 99 year Lease for the sum of \$1.00 on 2,000 square feet of indoor space and roughly 2400 square feet of outdoor space for day care use. In return they wished an additional storey on the office tower without further parking requirements.

After discussion with the Mayor and Alderman Volrich, Chairman of the Community Development Committee, it was agreed to put the proposal forward to the Technical Planning Board for the required approval. On May 31, 1974, after discussion the Technical Planning Board approved the following resolution:

"THAT Development Permit application #67042 be approved in accordance with the application and such plans and information forming part thereof, thereby permitting an additional storey to the building approved by Development Permit #65161 up to a maximum total floor space ratio of 3.19 and the relaxation of the parking requirements from 493 off street parking spaces to 471 subject to the developer entering into a satisfactory lease arrangement with the City to provide space needed for a day care centre."

It was agreed that the action of the Technical Planning Board on this application should be reported to City Council for their approval on lease arrangements.

On June 7, 1974, the Technical Planning Board adopted the following further recommendation of the Zoning Planner:

"THAT the Technical Planning Board's approval of Development Permit Application #67042 on May 31, 1974, be amended by addition of the following condition:

"A letter of undertaking to be first submitted to the satisfaction of the Director of Planning and the Medical Health Officer that the proposed Day Care Facility will be provided and maintained to the standards required by the Provincial and Municipal authorities for day care facilities"

A further requirement was that a registered lease should be entered into before the permit was issued. This has not yet been done. The building structure has now been totally erected including the extra floor.

As the new development permit has not been issued, subsequent structural and building permits have also been delayed. The non-issuance of these various permits is now resulting in an inability on the developers' part to get plumbing and other inspections that are necessary to keep work continuing on the project.

cont'd....

Regular Council, July 23, 1974. 19.

Day Care: 99 year lease;
Development Permit 67042
Hudson Marine Plaza. (Cont'd)

The Technical Planning Board, at its meeting on the 19th of July amended its motion requiring actual registration of the Lease before issue of the necessary permits and substituted instead Council's approval of the basic arrangement and the designation on the new development permit that the space in question be reserved for day care use.

The plans for the day care space have been the subject of detailed discussion between Day Care Licensing authorities and the building Architect over the past 2 months. The day care will be provided up to the required Provincial and Municipal standards for such facilities.

Although detailed lease arrangements await the negotiation of the Director of Legal Services, Hudson Marine Holdings has agreed to give the City rights to sub-lease. A newly organized day care society "The Shannon Day Care Society" is ready and prepared to move into the space upon completion of the building. They have already entered into preliminary discussions themselves with the Day Care Licensing Division and the project's Architect with regard to arranging the details of their operation and occupation of the premises.

The Director of Social Planning recommends that:

1. Council approve in principle a lease arrangement between Hudson Marine Holdings Ltd. and the City of Vancouver covering 4,400 square feet of day care space for 99 years (or the life of the building) at the sum of \$1.00 in the Hudson Marine Plaza.
2. Council authorize the Director of Legal Services to complete a detailed lease arrangement to his satisfaction.
3. Council approve the following two major components of the lease arrangement:
 - a) Should at some future date the City decide that day care would no longer serve a useful function in the Hudson Marine Plaza, any other public use would be subject to mutual agreement between the building's owner and the City;
 - b) The City or its sub-lessee to pay its share, based on percentage of total building area occupied, of taxes and utilities.

MOVED by Ald. Marzari,

THAT the recommendations of the Director of Social Planning contained in the above report be approved.

- CARRIED UNANIMOUSLY

At this point the Council recessed for an 'In Camera' Meeting in the Mayor's office, and re-convened in the Council Chamber at 5.20 p.m.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

BOARD OF ADMINISTRATION
REPORT, July 19, 1974.

Personnel Matters (July 19, 1974)

Personnel Regulation #70 -
Documentation on Employment.

MOVED by Ald. Linnell

THAT the recommendation of the Board of Administration contained in this report be approved but that the requirements of a marriage certificate for female employees be deleted if this deletion does not conflict with any statutory requirements.

- CARRIED UNANIMOUSLY.

Property Matters
(July 19, 1974)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Amendment to Rental Review - Lot 6, Block 48, D.L. 182 & 2037 Sit. E/S Glen Drive, South of William Street
- Cl. 2: Lease Renewal - Portion of W/S Granville Street, South of 66th Avenue, Formerly the Easterly 10' of Lots 1 - 3 of Lot 2 of Block 4 and Lot 1 of Block 5, D.L. 325
- Cl. 3: Right-Of-Way Easement, D.L. 6330, Situated S/S False Creek, East of Granville Street
- Cl. 4: Lot 95, D.L. 339, Situated 6700 Block Arlington Street
- Cl. 5: National Harbours Board Lease Adjacent to Stanley Park
- Cl. 6: Surrender of Lease - South Foot of Main Street between Kent Avenue South and the Fraser River City of Vancouver to Evans Products Co. Ltd.

The Council took action as follows:

MOVED by Ald. Gibson

THAT the recommendations of the Board of Administration contained in Clauses 1 - 5 of this report be approved.

- CARRIED UNANIMOUSLY

Surrender of Lease - South Foot of Main Street
between Kent Avenue South and the Fraser River
City of Vancouver to Evans Products Co.Ltd. (Clause 6)

MOVED by Ald. Bowers

THAT the request of Evans Products Co.Ltd., for surrender of lease on the subject property to be effective July 31,1974 be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL
REPORT, July 19, 1974.

Works and Utility Matters
(July 19, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl.1. Water Street Beautification - Basis of Assessment.
- Cl.2. City Bridge Study.

The Council took action as follows:

MOVED by Ald. Hardwick

THAT the report of the City Engineer contained in Clause 2 of this report be received for information.

- CARRIED UNANIMOUSLY

(For Council action on Clause 1 - see page 16)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)Social Service and
Health Matters (July 19, 1974)Tattoo Parlours

Council had before it for consideration the following report of the **Medical Health Officer**:

"City Council, at its meeting of May 14, 1974, did not uphold the recommendation of the Medical Health Officer that no new Tattoo Parlour licenses be granted in the City of Vancouver. Council passed the following resolution:

"THAT Mr. Bryan Zuk be granted a license to operate a tattoo parlour until the end of the year at which time the matter be reviewed and a report be submitted by the Medical Health Officer."

The Medical Health Officer reports as follows:

"Since the Council decision of May 14, the following happened:

- (1) There has been an additional request to the City License Inspector for the operation of a Tattoo Parlour. This has not been acted upon due to the specific nature of the Council resolution of May 14, and the desire to clarify Council policy more adequately in this matter.
- (2) Mr. Bryan Zuk has completed renovations to his premises to meet Health Department requirements. Consistent with the discussion before Council, an investigation of the dyes has taken place, and it is established that Mr. Zuk's red dye contained over 60% mercury sulphide. The use of this material was established in scientific literature to be the cause of light sensitive allergic reactions whereby the red portion of tattoos swell up in the sunlight often requiring surgical removal. Mr. Zuk has been advised to seek an alternative red dye and further tests by the City Analyst's Laboratory will be necessary to determine whether alternative dyes also contain mercury. The knowledge that red dye contained mercury was not known to Mr. Zuk as the supplier did not identify the composition. One of the two other tattoo parlours was using a mercury-based red dye. He has been requested to change to a mercury-free red dye.
- (3) Information from the B. C. Hospital Insurance Service has indicated that in the last full year of analyses of hospitalizations (1972) tattoo related skin diseases totalled 28, with 20 of the 28 hospitalizations occurring in Greater Vancouver hospitals. To investigate this more adequately by reviewing individual patient records will require several weeks because access to records will have to be negotiated. It is not known whether these hospitalizations were related to the use of tattooing in covering unsightly skin defects or whether they were related to actual tattoo complications or for surgical removal.
- (4) There has been consultation with the Law Department indicating that the City in regulating tattooing would be able to insist on proper sterilization and other sanitary techniques to prevent infection. It is also possible to prohibit certain dye ingredients (although this would have to be checked by the City Analyst's Laboratory periodically). It is possible for children under the age of full majority to be excluded from

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)Tattoo Parlours (Cont'd)

the tattoo procedure and for a registry of customers, giving name, age, etc., to be required. This latter measure would permit establishing any connection between infection and any individual operator. After discussion, it was considered impractical to prevent individuals under the influence of alcohol and drugs from being tattooed. Although alcohol is a significant factor in reports from other centres, the policing of this would be impossible and, therefore, it would be impractical to include this in any By-law.

In view of the foregoing and on the assumption that Council has decided not to prevent the practice of tattooing in the City of Vancouver, I would like guidance on the following alternatives:

- (i) No more tattoo licenses be granted in the City until a fuller investigation establishes the experience in British Columbia. If no further tattoo licenses are granted, then it would be possible with only three operators in the City to monitor their methods consistent with the foregoing concerns so as to minimize the danger of infection or allergy. The occasional development of tumours would not, of course, be prevented by any supervised and regulated tattooing.
- (ii) Adopt a policy of permitting additional tattoo licenses. If this were the case, then it would be necessary to establish a By-law, and, accordingly, it is requested that Council instruct the City Law Department to prepare a Tattoo Parlour By-law including the features under (4) above. " "

MOVED by Ald. Bowers

THAT alternative (ii) contained in the report of the Medical Health Officer, and quoted above, be approved.

- CARRIED

(Ald. Linnell, Marzari, Volrich and the Mayor opposed)

Building & Planning Matters
(July 19, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Development Permit Application No. 66503
 3114 East 49th Avenue (S/E Corner of 49th
 Avenue and Kerr Street)
- Cl. 2: Demolitions: Odium Drive/Kitchener Street

The Council took action as follows:

MOVED by Ald. Bowers

THAT the recommendation of the Director of Planning contained in Clause 1 be approved.

- CARRIED

(Aldermen Gibson, Marzari and Rankin opposed)

MOVED by Ald. Linnell

THAT Clause 2 of this report be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
(July 19, 1974)

Federal Winter Capital Projects Program Financing.

MOVED by Ald. Pendakur

THAT the recommendations of the Director of Finance contained in this report be approved.

- CARRIED UNANIMOUSLY

C. Report from Clients' Committee re
Space Requirements of Vancouver Police Department.

Council noted a report from the Clients' Committee re Space Requirements of Vancouver Police Department, setting out various options for improved utilization of the existing Police Station at 312 Main Street and moving the Traffic Division of the Police Department into this building from its present rented quarters at 475 Main Street.

The report concluded with the following resolution and recommendation for Council's consideration.

RESOLVED

THAT Graham Brawn and Associates be asked to submit for Council's consideration a further report on the advantages and disadvantages of constructing a new Police Station compared with the complete renovations of 312 Main Street (Option 4) and a report on costs and the various means of providing the required parking facilities for the existing Police Station, such reports to be submitted to the Council meeting of July 30th.

RECOMMENDED

THAT Council make a decision at its meeting of July 30th on this latest report from Graham Brawn and Associates.

MOVED by Ald. Bowers

THAT the resolution of the Committee contained in this report be received for information and that the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

D. Britannia Community Services Centre Ice Rink.

Council noted the following report dated July 17, 1974, from the Director of Planning:

On April 2, 1972 Council approved the following recommendations:

- "1. Downs/Archambault + Britannia Design be instructed to carry on with preparing the working drawings in consultation with Northern Construction.
2. Council approve a fee of \$5,000 for assistance by Northern Construction in developing final working drawings leading towards management contract, and on the understanding that if the contract proceeds, this \$5,000 will be absorbed in the management fee.
3. Council agree to the system of a management contract with upset price arrangement for the Britannia Ice Rink.
4. Northern Construction be requested to submit an upset price, a management fee and a price for the general contractor's part of the work."

with the request also that "the design and construction of the Britannia Ice Rink proceed with the intent that the project costs be kept to \$1,000,000.

CONTINUED...

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Britannia Community Services Centre Ice Rink. (Cont'd)

The Architect's estimate at the time of the April 2, 1972 resolution was made up as follows:

Total building cost	\$1,034,863
Consultants fees	77,614
Furniture, equipment & sundary	45,000

The Architects have completed their working drawings and specifications to the point that a firm proposal has now been made for a management contract with a total upset price of \$1,016,057 from Northern Construction, which includes a \$50,000 management fee.

A copy of the letter submitting this bid from Downs/Archambault + Britannia Design together with a break-down of the sub-contract prices and various suggested deletions is attached.

The upset price contained in the Downs/Archambault letter includes all of the deletions noted by their Appendix B.

This proposal has been discussed with the Superintendent of Construction and Maintenance for the School Board, Don Sutherland and Ian Frew who is responsible for Construction and Maintenance for the Park Board and it is our conclusion and recommendation that to delete the special dasher boards and plastic shields for a saving of \$8,500 would be false economy, leading to higher subsequent management costs.

Accordingly, it is recommended that a management contract be awarded to Northern Construction with an upset price \$1,024,557, including a management fee of \$50,000.

Additional funds for the project will be required for fees, furniture and equipment with a summary total as follows:

Building contract	\$1,024,557
Consultants fees	77,000
Furniture and equipment	40,000
Total	1,141,557

As noted in the letter from Downs/Archambault, Northern Construction have in fact obtained firm sub-trade prices for most of the amounts which they cannot hold beyond the end of July. Undoubtedly the cost will increase after that date.

Accordingly it is RECOMMENDED:

1. That Council approve the award of a management contract to Northern Construction Company with an upset price of \$1,024,557 including a \$50,000 management fee.
2. That the contract with Northern Construction be to the satisfaction of the Director of Legal Services and the Superintendent of Construction and Maintenance for the School Board.
3. That the necessary funds be appropriated from the Ice Rink By-law funds, bearing in mind the Provincial one-third contribution, for a total amount of \$1,141,557 to include fees and furniture, as well as construction contract.

CONTINUED....

Britannia Community Services Centre Ice Rink (Continued)

Comments from Director of Finance

1. The voters approved \$2,750,000 in the fall of 1973 for Ice Rinks, with an indication that this would provide five rinks.
2. The net cost of the Britannia Rink is expected to be \$808,000 (being \$1,141,000 less \$333,000 Recreation Facilities Fund grant from the Province). This leaves a balance of \$1,942,000 from the \$2,750,000.
3. If the assumption is that \$1,942,000 will only construct two more rinks for a total cost of \$2,608,000 (being \$1,942,000 + \$666,000 grants) then Council should be aware of this. At today's prices it is not unreasonable to assume that the \$2,608,000 will only buy two more rinks.
4. It is my understanding that the Park Board will be dealing with this question on July 22, 1974.

MOVED by Ald. Marzari

THAT the recommendations of the Director of Planning contained in the above report be approved.

- CARRIED UNANIMOUSLY

E. Langara Lands

Council had for consideration report from the Director of Planning dated July 18, 1974, dealing with the consultants' report on the development of these lands; the report also outlined priorities established by the Citizens' Committee on Langara, and put forward for Council's consideration the following alternative methods of financing housing on this site.

- (i) It could be developed under normal financial arrangements and in this case underground parking would be appropriate and consistent with normal city requirements. Rents for the Family housing would be \$793.
- (ii) If the cost of the units is reduced by excluding underground parking, advantage can be taken of the special Provincial and CMHC financial arrangements to give a rental of \$370 per month for Family housing.

The Director of Planning's report concluded with the following recommendations:

- (i) THAT subject to there being no provincial purchase of land for college extension or recreation purposes, Council approve the development of 20 acres of housing generally as recommended by the consultant;
- (ii) THAT following the decision on the method of disposal of the Family and Single housing, he report further on the details of the required re-zoning and methods of disposal;
- (iii) THAT the matter of the reconstruction and rehabilitation of Langara Golf Course be referred to the Board of Parks & Public Recreation;
- (iv) THAT should Council release two acres of the twenty acres proposed for development to the Y.M.C.A. the matter of location and siting of the facility be referred to the Planning Dept. for consideration in the overall plan.
- (v) THAT the matter of the recreation facilities, (taking into account Council's decision on the Y.M.C.A.), also be referred to the Board of Parks & Public Recreation."

Alderman Bowers advised that he had attended a recent Park Board meeting where this matter was discussed and he had been asked by the Park Board to convey to Council the Park Board's request that action on this matter be deferred pending the decision of the Minister of Recreation and Conservation on the use of this land for recreational purposes.

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Langara Lands (Cont'd)

MOVED by Ald. Bowers

THAT recommendation (i) of the report of the Director of Planning be approved.

- CARRIED

(Alderman Marzari opposed)

MOVED by Ald. Hardwick

THAT recommendations (ii) to (v) and alternatives (i) and (ii) with respect to financing of housing, be referred to the Standing Committee on Civic Development for consideration.

- CARRIED UNANIMOUSLY.

F. Reorganization of the North Fraser Harbour Commission.

Council noted the following report dated July 9, 1974, from Alderman V.S. Pendakur, Chairman of the Standing Committee on Waterfront and Environment.

On July 9th, Council approved a recommendation of the Standing Committee on Waterfront and Environment, dated June 27, 1974, that the Chairman be authorized to meet with representatives of Burnaby and Richmond to discuss the equal division of the \$595,206 surplus revenue of the North Fraser Harbour Commission. I have met with the representatives of the Councils of Burnaby and Richmond and discussed the situation regarding the retained profits, and further have discussed what I believe to be Council's wishes regarding the use of these funds.

I believe Vancouver Council has clearly indicated that in its opinion, and according to the legal and financial advice received, funds belong to the three municipalities, and further that the three municipalities should not agree to the transfer of the North Fraser Harbour Commission from the 1913 Act to the 1964 Act until disposition of the funds has been settled. I further believe that Council is of the opinion that the funds should be used for recreation and development along the Fraser River, with the three municipalities co-operating as far as practicable to derive the maximum benefit in recreational facilities.

After our discussion, the representatives of the Burnaby and Richmond Councils agreed to report to their respective Councils on Monday, July 22nd with recommendations similar to those that follow. If all three Councils agree, then a united position will be put to the North Fraser Harbour Commission and to Ottawa.

I, therefore, RECOMMEND that Council

- A. Advise the North Fraser Harbour Commission that the municipality firmly considers the funds to belong to the three municipalities;
- B. Request the North Fraser Harbour Commission to neither spend nor commit the \$595,206 or any portion thereof;
- C. Request the North Fraser Harbour Commission to advise the municipalities how they wish to hand over the funds (question of timing and cash versus investments); and
- D. Request the Mayor to advise the Federal Minister of Transport and the Federal Minister of Urban Affairs of Council's position.

MOVED by Ald. Pendakur

THAT a further recommendation 'E', reading as follows, be added to the above recommendations:

E. That the municipalities of Burnaby and Richmond be advised of Council's action on this matter.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur

THAT recommendations 'A' to 'E' of the above report be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee
on Waterfront and Environment,
July 4, 1974.

The Council considered this report of the Committee which contains two clauses identified as follows:

- Cl.1. Pollution 'Status Report'
- Cl.2. Major Planning Reports which had to be dealt with at Standing Committee level in 1974.

MOVED by Ald. Pendakur

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY.

II. Report of Standing Committee on
Social Services, July 4, 1974

The Council considered this report of the Committee which contains nine clauses identified as follows:

- Cl. 1: Day Care Centre at Burrard View Park
- Cl. 2: Delays Encountered by People Applying for Mincome
- Cl. 3: Lumberland Building Materials Limited - Request to Acquire City Land
- Cl. 4: Factory-Built Buildings (Mobile Units)
- Cl. 5: Downtown Eastside Residents' Association - Complaints of Rent Increases
- Cl. 6: Lee Building - 175 East Broadway
- Cl. 7: Hotel East - Owners' Refusal to Accept Rent Cheques
- Cl. 8: Downtown Eastside Residents' Association - Proposal for Carnegie Library at Main and Hastings Streets
- Cl. 9: Downtown Eastside Residents' Association - Neighbourhood Improvement Program in the Downtown Eastside Area

The Council took action as follows:

MOVED by Ald. Rankin

THAT Clauses 1 and 4 be approved, and Clauses 2,3,5 and 9 contained in this report be received for information.

- CARRIED UNANIMOUSLY

Lee Building - 175 East Broadway (Clause 6)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Hotel East - Owners' Refusal to
Accept Rent Cheques (Clause 7)

MOVED by Ald. Harcourt

THAT this resolution be referred to the Standing Committee on Housing for further consideration.

(referred)

Downtown Eastside Residents' Association
Proposals for Carnegie Library at Main
and Hastings Streets. (Clause 8)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this Clause be approved but that the recommendation of the Committee contained in this same Clause be withdrawn.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on
Finance and Administration,
July 4, 1974

The Council considered this report of the Committee which contains three clauses identified as follows:

- Cl. 1: Position of Chief License Inspector
- Cl. 2: 1976 - 80 Five Year Plan
- Cl. 3: Committee Meetings to Review Five Year Plan Submissions

The Council took action as follows:

MOVED by Ald. Bowers

THAT the recommendation of the Committee contained in Clause 1 be approved.

- CARRIED

(Alderman Hardwick, Linnell and Marzari opposed)

MOVED by Ald. Bowers

THAT Clauses 2 and 3 of this report be received for information.

- CARRIED UNANIMOUSLY.

IV. Report of Standing Committee on
Civic Development (July 8, 1974)

False Creek Rezoning.

MOVED by Ald. Hardwick

THAT this report be received for information.

- CARRIED

(Alderman Linnell opposed)

V. Joint Report of Standing Committees on
Social Services and Finance and Administration
(July 11, 1974)

MOVED by Ald. Bowers

THAT recommendation 'A' of the Committee contained in this report be approved.

- CARRIED AND BY THE
REQUIRED MAJORITY.

(Alderman Hardwick opposed)

MOVED by Ald. Bowers

THAT recommendation 'B' be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers

THAT recommendation 'C' be approved.

- (amended)

MOVED by Ald. Pendakur (in amendment)

THAT the following words be added to recommendation 'C'

FURTHER THAT the City discontinue funding of information centres from December 31, 1974 onwards.

- CARRIED

(Alderman Harcourt, Marzari, Volrich and Mayor Phillips opposed)

Recommendation 'C' as amended by Ald. Pendakur and reading as follows was put and CARRIED.

"That the Minister of Human Resources be asked to undertake an evaluation of information centre funding, operation and jurisdiction and that Area Resource Boards, the City's Social Planning Department, the Social Services Committee and the information centres themselves provide information for this evaluation, and that the City will discontinue funding of information centres from December 31, 1974 onwards."

(Alderman Harcourt, Marzari, Volrich and Mayor Phillips opposed)

Aldermen Harcourt, Marzari and Pendakur
left the meeting at this point.

Report of Standing Committee on
Social Services, July 11, 1974

The Council considered this report of the Committee which
contains six clauses identified as follows:

- Cl. 1: Landlord-Tenant Problem - 8692 French Street
- Cl. 2: Downtown Eastside Residents' Association -
Rent Increases at Downtown Eastside Area Hotels
- Cl. 3: West End Services Centre, 1650 Robson Street
- Cl. 4: Civic Grant Request - McLean Park Recreation Project
- Cl. 5: Lee Building - 175 East Broadway
- Cl. 6: Fairview Day Care Society - Hodson Manor

The Council took action as follows

Landlord-Tenant Problem
8692 French Street, (Clause 1)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this Clause
be approved.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Massey and
Volrich opposed)

(At this point Aldermen Harcourt and Marzari rejoined
the Meeting.)

Downtown Eastside Residents Association
Rent Increases at Downtown Eastside Area Hotels. (Clause 2)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this
Clause be received for information.

- CARRIED

(Alderman Marzari opposed)

West End Services Centre,
1650 Robson Street (Clause 3)

MOVED by Ald. Hardwick

THAT the recommendation of the Committee contained in this
Clause be amended by the addition of the following as recommendation

- * (c) "The Chairman of the Management Team be responsible for the
administration of the office."

- CARRIED UNANIMOUSLY

- * Underlining denotes amendment.

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in this
Clause and as amended this day be approved.

- CARRIED UNANIMOUSLY.

Civic Grant Request - McLean Park
Recreation Project. (Clause 4)

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Social Services, July 11, 1974. (Cont'd)

Lee Building,
175 East Broadway (Clause 5)

MOVED by Ald. Rankin
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Fairview Day Care Society
Hodson Manor. (Clause 6)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this Clause be referred to the Assistant Director of Construction and Maintenance for consideration and incorporation into his report to Council on the future use of Hodson Manor.

- CARRIED UNANIMOUSLY

VII

Report of Standing Committee on Finance and Administration,
July 11, 1974

The Council considered this report of the Committee which contains three clauses identified as follows:

- Cl. 1: Aldermanic Indemnities
- Cl. 2: Sewer Separation on Private Property
- Cl. 3: STEP '74 - Student Summer Employment Program

The Council took action as follows

Aldermanic Indemnities (Clause 1)

MOVED by Ald. Bowers

THAT Clause 1 of this report be received for information.

- CARRIED UNANIMOUSLY

Sewer Separation on Private Property (Clause 2)

- (a) Maintenance of Separate Sewer Connections on Private Property in Existing Separate Sewer Areas.

MOVED by Ald. Bowers

THAT the recommendation of the Committee on this matter be approved.

- CARRIED UNANIMOUSLY

- (b) Corrections to Storm Sewers in Existing Separate Sewer Areas.

MOVED by Ald. Linnell

THAT the recommendation of the Committee on this matter be approved.

- CARRIED

(Alderman Bowers opposed)

- (c) Conversion of combined Sewer Connections to Separate Sewer Connections on Private Property.

In this regard Council noted a report dated July 18, 1974 from the Acting City Engineer setting out estimated cost should Council consider approving the recommendation of the Committee

Also submitted for Council consideration was a

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Sewer Separation on Private Property (Cont'd)

report dated July 19, 1974 from the City Building Inspector informing Council of some of the implications of the change in policy proposed by the Committee.

MOVED by Ald. Volrich

THAT the matter of conversion of combined sewer connections to separate sewer connections on private property and the reports of the Assistant City Engineer and the City Building Inspector be referred back to the Standing Committee on Finance and Administration for further consideration.

- LOST

(Aldermen Bowers, Gibson, Linnell, Massey and Mayor Phillips opposed)

A tie vote resulted and, therefore the motion of Ald. Volrich was declared lost.

MOVED by Ald. Hardwick

THAT consideration of this matter be deferred to the next meeting of Council for report reference by the City Engineer.

- CARRIED UNANIMOUSLY

Step '74 - Student Summer Employment Program (Clause 3)

MOVED by Ald. Bowers

THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Community Development, July 11, 1974

The Council considered this report of the Committee which contains seven clauses identified as follows:

- Cl. 1: Kitsilano Area Planning Program Committee Membership
- Cl. 2: Party Identification By-law
- Cl. 3: Hospital By-law
- Cl. 4: Liquor Permit Applications
- Cl. 5: Consultant's Request for Additional Funds for Champlain Heights Planning
- Cl. 6: Britannia Centre Society Constitution and By-laws
- Cl. 7: Presentation re Location of Major Hotel in the Chinatown Area

The Council took action as follows:

MOVED by Ald. Volrich

THAT the recommendations of the Committee contained in Clauses 3 and 5 - be approved and Clause 6 be received for information.

- CARRIED UNANIMOUSLY.

Kitsilano Area Planning Program Committee Membership (Clause 1)

MOVED by Ald. Volrich

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Hardwick and Mayor Phillips opposed)

CONTINUED....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)Report of Standing Committee on
Community Development. (Cont'd)Party Identification By-law (Clause 2)

Council noted a letter from the Vancouver Area Council of the N.D.P. submitted this day, opposing the requirement in the proposed By-law that before political affiliation can be shown on the ballot a political party must be a registered society.

MOVED by Ald. Volrich

THAT this matter be referred back to the Standing Committee on Community Development to permit representatives of the Area Council of the N.D.P. to appear before the Committee.

- CARRIED UNANIMOUSLY.

Liquor Permit Applications (Clause 4)

- (a) 141 Keefer Street,
Development Permit Application No. 63200

MOVED by Ald. Volrich

THAT recommendation (a) as contained in this Clause be approved

- CARRIED

(Alderman Massey and Mayor Phillips opposed)

- (b) 811 Richards Street,
Development Permit Application No. 60825.

and 1110 Granville Street

- (c) Development Permit Application No. 65920.

MOVED by Ald. Volrich

THAT recommendations (b) and (c) contained in this Clause be approved.

- referred

MOVED by Ald. Massey

THAT the above Development Permit Applications be referred back to the Standing Committee on Community Development for report to Council in greater detail on number and location of existing beer parlours adjacent to the proposed developments and other relevant details.

- CARRIED

(Aldermen Hardwick and Linnell and Mayor Phillips opposed)

Presentation re Location of Major Hotel
in the Chinatown Area. (Clause 7)

MOVED by Ald. Volrich

THAT the resolution of the Committee contained in this Clause be received after amendment to read as follows:

'That the presentation by Mr. Hamilton be received.'

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

IX Report of Standing Committee on
Civic Development, July 11, 1974

The Council considered this report of the Committee which contains two clauses identified as follows:

- Cl. 1: Proposed Development - Nelson Park Site
- Cl. 2: Downtown Planning Study

The Council took action as follows

MOVED by Ald. Hardwick
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.
- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and Report.
- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the report of the Committee of the Whole be adopted.
- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AUTHORIZE TEMPORARY BORROWING
PENDING SALE OF DEBENTURES.

MOVED by Ald. Bowers
SECONDED by Ald. Hardwick
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Hardwick
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.
- CARRIED UNANIMOUSLY.

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair.

MOVED by Ald. Massey
WHEREAS the City incurs great cost cleaning the boulevards and sidewalks abutting private property in commercial areas.
AND WHEREAS the commercial property owners are to a large extent the beneficiaries of this work
BE IT RESOLVED that the Council intends to seek a Charter amendment which would make it the responsibility of the commercial property owner to maintain in a fit state of cleanliness his abutting section of sidewalk and boulevard and instructs the Director of Legal Services and the City Engineer to report back on the feasibility of this proposed charter amendment.

ENQUIRIES AND OTHER MATTERS

Alderman Rankin
Widening of Findlay
Street.

referred to a complaint from a citizen on the matter of widening Findlay Street in the vicinity of Victoria Drive, and requested a report from the City Engineer on this matter. The Mayor so directed.

Alderman Bowers
Appointment of Public
Relations Consultant -
Five Year Plan.

advised that Mr. Bud Elsie has been appointed as Public Relations Consultant with respect to the forthcoming Five Year Plan.

The Council adjourned at approximately 7.10 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of July 23, 1974, adopted on July 30, 1974.

A. Phillips
MAYOR

S. A. Little
CITY CLERK

BOARD OF ADMINISTRATION

TO: VANCOUVER CITY COUNCIL

SUBJECT: LEASE SURRENDER -- STANDARD OIL CO. LTD.
Lots 3 & 4 of C, Block 14, D.L. 196
-- 570 Carrall Street

CLASSIFICATION: Recommendation

The Supervisor of Property and Insurance reports as follows:-

"On July 12, 1974, a letter was received from Mr. Harris L. Cashman, Solicitor for Mid-East Enterprises Ltd., a sub-tenant of Standard Oil Co. Ltd.'s operator, asking to be exempted from delivering up vacant possession on July 31, 1974.

On March 19, 1974, City Council approved the surrender of a lease with Standard Oil Co. Ltd. as of July 31, 1974. A copy of this report is attached.

Standard Oil Co. Ltd. has signed the surrender documents which were registered in the Land Registry Office, May 16, 1974. They agree to demolish the buildings, remove the underground tanks, and leave the site in a neat and tidy condition, within 60 days of July 31, 1974, at no cost to the City.

Standard Oil Co. Ltd. had kept their Operator in the discussions regarding the surrender and gave him official notification on May 16, 1974. They have a demolition contract with Cloverdale Demolition to remove the building by August 15, 1974.

Mid-East Enterprises, as a sub-tenant of the Operator, was occupying a portion of the premises without City consent which is not allowed under the terms of the lease between the City and Standard Oil Co. Ltd.

It would appear that there are three alternatives:-

1. Allow Standard Oil Co. Ltd. to proceed as per the Agreement to demolish and clear the site.
2. Allow Standard Oil Co. Ltd. to proceed with the work required by the Surrender Agreement. Mid-East Enterprises could apply for a development permit for a temporary office trailer on a portion of the site out of the way of the demolition contractor, and be allowed to remain for a limited time on a month-to-month rental.
3. Instruct the Supervisor of Property & Insurance to negotiate with Standard Oil Co. Ltd. to cancel that portion of the surrender agreement dealing with the demolition, removal of tanks and clean up of the site.

Standard Oil Co. Ltd. are obligated to fulfil the Surrender Agreement and they wish to demolish the buildings. They have received criticism in the past for abandoning service stations and it is their policy to demolish them and clean up the site.

If the Company agreed to leave the buildings and tanks, there would be an obligation to the demolition contractor and the City would then be liable for the demolition and removal of tanks which would cost approximately \$4,000.00. If the City did lease to Mid-East Enterprises Ltd., they should require a bond of \$6,000.00 to cover any costs.

The Supervisor of Property and Insurance RECOMMENDS that Council confirm their Resolution of March 19, 1974 by accepting alternative Number 1. However, they may wish to consider the other alternatives."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

A-1

RECOMMENDATIONS:

1. Local Improvement - Reduction in Scope

The Acting City Engineer reports as follows:

"At a Court of Revision held on November 29, 1973 Council approved a project for lane paving on Lane North of Hastings Street from McLean Drive to Clark Drive (Schedule 422, Item 83).

The easterly 240 feet of this block had an existing pavement which was to have been resurfaced as part of the project. This resurfacing has now been found to be unnecessary and the project should be reduced in scope.

The revised estimated costs are:

	<u>P.O. Share</u>	<u>City's Share</u>	<u>Total Cost</u>
As advanced	\$ 6,030	\$ 6,648	\$ 12,678
Revised	\$ 5,064	\$ 6,510	\$ 11,574

I RECOMMEND that the project on Schedule 422, Item 83, for lane pavement on the lane north of Hastings from McLean Drive to Clark Drive be reduced in scope by deleting the easterly 240 feet from the project so that the new limited and determinable area is:

Lane north of Hastings Street from approximately 240 feet west of McLean Drive to Clark Drive;

and that portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Pendrell Street between Burrard Street and Thurlow Street, Blocks 9 & 10, D.L. 185 - St. Paul's Hospital

The Acting City Engineer reports as follows:

"A request has been received from the Greater Vancouver Regional Hospital District to have Pendrell Street closed between Burrard Street and Thurlow Street. The request is being made in order that the Hospital District can proceed with plans for an extension to St. Paul's Hospital. To assemble the site it will be necessary for the Hospital District to acquire the church site at the north east corner of Thurlow Street, the apartment site on the south side of Pendrell Street, and the service station at Burrard Street. This means an outlay of a large amount of money. Before purchasing the site the Hospital District wants assurance that Council will close the street.

The City in the past has conveyed closed highway to hospitals for the nominal sum of one dollar with the restriction that the highway be used for hospital purposes only. This constitutes a grant from the City of the value of the street. In the event that the highway is no longer used for hospital purposes, it shall again be dedicated to the City at no cost.

I RECOMMEND that Pendrell Street between Burrard Street and Thurlow Street be closed, stopped up and conveyed to either the Hospital District or St. Paul's Hospital subject to the following conditions:

- a. All the lands on both sides of Pendrell Street between Burrard and Thurlow Street be first registered in the name of the Hospital District or the owners of St. Paul's Hospital.

Board of Administration, July 19, 1974 (WORKS - 2)

Clause No.2 continued

- b. The closed road be conveyed to either or both of the abutting owners for the nominal total sum of one dollar. The conveyance to provide for the return to the City of the closed road if the area is no longer used for Hospital purposes.
- c. The closed road and abutting lands to be subdivided in a manner satisfactory to the Approving Officer.
- d. The applicant to pay all costs for the removal or rerouting of all utilities and all other costs to effect the closure of the street.
- e. All ingress and egress to the new site to be to the satisfaction of the City Engineer.
- f. Any rights-of-way for underground utilities or any other purposes to be to the satisfaction of the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. Lane North of Grandview Highway West of the Lane West of Commercial Drive, Lot 1 S¹ Block B., Block 154, D.L. 264A - Lease

The Acting City Engineer reports as follows:

"The Estonian United Church has made application to lease portion of the lane at the rear of their site in order to keep the area tidy and to provide more off street parking. The Church is totally exempt from taxes.

I RECOMMEND that the portion of lane outlined red on plan marginally numbered LF7102 be closed, stopped up and leased to the Estonian United Church subject to the following conditions:

- a. The term of the lease to be for 10 years subject to a 6 month notice of cancellation if the area is required for municipal purposes.
- b. The rental to be \$10.00 for the term.
- c. No buildings to be erected on the lease area.
- d. The lease area to be used for church parking only.
- e. At the termination of the lease or the extension thereof the area to be returned to the City in a condition satisfactory to the City Engineer.
- f. An agreement satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Rental Increase for Nanaimo Street Footbridge on National Harbours Board Lands

The Acting City Engineer reports as follows:

"For many years the City has leased an area of 955 square feet from the National Harbours Board for the northerly footing and stairs of the Nanaimo Street footbridge over the C.P.R. tracks. The lease has been on a year to year basis with an annual rental of \$25.00. The lease provides for its cancellation by either party on six months notice. National Harbours Board have given notice for the cancellation of the existing lease. They are prepared to renew the lease on the same basis as the previous lease but with the annual rental of \$150.00 and the rental to be reviewed every three years.

cont'd ...

Board of Administration, July 19, 1974 (WORKS - 3)

Clause No.4 continued

I RECOMMEND that the Mayor and the City Clerk be authorized to execute a new agreement for the lease from the National Harbours Board for the footing and stairs of the Nanaimo Street footbridge under the same conditions as the previous lease with an annual rental of \$150.00 and that the rental be reviewed every three years.

Funds are available for this purpose in account 8021/1850."

Your Board RECOMMENDS that the foregoing be approved.

5. Rental Increase for Sewer Outfall
at Slocan Street End

The Acting City Engineer reports as follows:

"The City has a sewer overflow outfall in Burrard Inlet at the end of Slocan Street. This outfall has been under lease from the National Harbours Board for many years. The current annual rental has been \$25.00. The agreement provides for a rental review for the period commencing July 1, 1974 and terminating June 30, 1980. The rental is to be increased to \$150.00 per annum.

I RECOMMEND that the Mayor and City Clerk be authorized to execute a new agreement with rental for the lease with National Harbours Board for the sewer outfall at the north end of Slocan Street be increased from \$25.00 per annum to \$150.00 per annum for the period commencing July 1, 1974 and terminating June 30, 1980.

Funds are available for this purpose in account 8021/1850."

Your Board RECOMMENDS that the foregoing be approved.

6. Rental Increase for Lease for Granville
Bridge Footings

The Acting City Engineer reports as follows:

"Footings for Fir Street ramp of the Granville Bridge are on C.P.R. property. The lease of the area occupied by the footings provides for the rental to be reviewed and become effective August 1, 1974. The proposed rental is to be increased from \$20.00 per annum to \$60.00 per annum.

I RECOMMEND that the Mayor and City Clerk be authorized to execute an agreement whereby the rental for the lease with Marathon Realty for the portions of C.P.R. lands leased for the Fir Street Ramp of Granville Bridge be increased to \$60.00 per annum.

Funds are available for this purpose in account 8021/1850."

Your Board RECOMMENDS that the foregoing be approved.

7. Closure of Ontario Street, South
of South Kent Avenue, D.L. 322

The Acting City Engineer reports as follows:

"The owner on both sides of Ontario Street, south of Kent Avenue has made application to acquire this portion of the street to consolidate their holdings. They are prepared to dedicate a 66 ft. road allowance on the west side of their property making the above mentioned portion on Ontario Street surplus to the City's highway requirements.

This development has been processed through the Standing Committee of Council on the Waterfront.

cont'd ...

Board of Administration, July 19, 1974 (WORKS - 4)

Clause No.7 continued

I RECOMMEND that all that portion of Ontario Street, south of South Kent Avenue be closed, stopped up and conveyed to the owner of the abutting lands subject to the following conditions:

- a) The westerly 66 feet of Block 11, south of right-of-way, D.L. 322 be dedicated for road.
- b) The value of the difference in area between the closed street and the new street to be \$31,500 in accordance with the recommendation of the Supervisor of Property & Insurance.
- c) The applicant to pay the actual cost of the following:
 1. Ontario Street sewer work estimated at \$26,000.
 2. Applicants share of surfacing South Kent Avenue estimated at \$11,500.
 3. Excavate, fill and surface the newly located Ontario Street estimated cost \$28,000.
- d) A public utility easement be provided for the power poles on the present Ontario Street or the applicant make necessary arrangements with B.C. Hydro to relocate the power lines at no cost to the City.
- e) The closed road be consolidated with the abutting lands.
- f) The applicant provide and register a subdivision plan satisfactory to the Approving Officer.
- g) Any agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

8. Closure of Portion of Carolina Street between Great Northern Way and 5th Avenue

The Acting City Engineer reports as follows:

"On June 11, 1974 Council approved the closure of the east 33 feet of St. George Street and the west 33 feet of Carolina Street, between Great Northern Way and 5th Avenue. One of the conditions of the approval was a public utilities easement be granted to the City to accommodate the sewer manhole on Carolina Street. This provision was in error as the east 5 feet of the closed portion of the street is also required for sewer right-of-way.

The Supervisor of Property & Insurance has advised that because of the right-of-way the value of the streets at \$62,531.25 is too high. The value should now be \$59,812.50.

I RECOMMEND that as a condition for the closure of St. George Street and Carolina Street the applicant grant the City a right-of-way over the east 5 feet of the closed portion of Carolina Street and the value for the closed portions of St. George Street and Carolina Street between Great Northern Way and 5th Avenue be reduced from \$62,531.25 to \$59,812.50 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

9. Tender No.56-74-1 - Automotive Gasoline & Diesel Fuel Oil

Tenders for the above were opened by your Board on June 17, 1974 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Engineering Department Equipment Branch Operating Account.

cont'd ...

Board of Administration, July 19, 1974 (WORKS - 5)

Clause No.9 continued

This tender called for the supply of both automotive gasoline and diesel fuel, each will be dealt with separately.

Automotive Gasoline

Five bids were received.

Prices were requested for both regular gasoline and low or no-lead gasoline. The price for low or no-lead gasoline was requested in the event that any 1975 model year vehicles should require this type of gasoline to validate warranties. Any quantity of low or no-lead gasoline purchased will be in lieu of regular gasoline. The recommended bidder is the low bid for both types of gasoline.

We RECOMMEND acceptance of the low bid to meet specifications from Standard Oil Company of British Columbia for the supply of automotive gasoline at a unit cost of 45.6¢ per gallon (\$456,000.00 based on an estimated 1,000,000 gallons per year) including all taxes.

Diesel Fuel - Land Deliveries

Five bids were received.

We RECOMMEND acceptance of the low bid from Texaco Canada Limited for the supply of diesel fuel at a unit cost of 48.6¢ per gallon (\$97,200.00 based on estimated 200,000 gallons per year) including all taxes.

Diesel Fuel - Marine Deliveries

Five bids were received.

We RECOMMEND acceptance of the low bid from Standard Oil of British Columbia for the supply of marine diesel fuel at a unit cost of 35.7¢ per gallon (\$2,856.00 based on estimated 8,000 gallons per year) including all taxes."

Your Board RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved.

10. Tender No. 58-74-2 Ready Mixed Concrete

Tenders for the above were opened by your Board on June 10, 1974, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

General Information

Provision was made in the tender document for the City to award one or more contracts so that material may be obtained for each job from the depot that produced the lowest on-site cost after hauling costs are considered.

Approximately 60% of the material will be delivered by the supplier. The remaining 40% will be picked up from the suppliers' depots by City trucks. City trucks pick up material because all suppliers levy a surcharge on loads under 6 cubic yards, and, in many instances, it is more economical to pick up small loads than it is to have them delivered (the surcharge ranges from \$5.00 to \$18.00 per load depending upon load size).

It is recommended that that portion of the ready-mixed concrete which is to be delivered by the supplier, be awarded to the low bidder.

It is also recommended that each of the five bidders be awarded an unspecified portion of the material which is to be picked up by City trucks, so that the material for each job can be picked up from the firm that produces the lowest on-site cost for that particular location (taking into account the City's hauling costs).

cont'd

Board of Administration, July 19, 1974 (WORKS - 6)

Clause No.10 continued

Recommendations

The City Engineer and Purchasing Agent recommend acceptance for the bids as follows:

A. Kask Bros. Ready-Mix Ltd.

All of the City's requirements for ready-mix concrete which is to be delivered by ready-mix trucks and an unspecified portion of the ready-mix concrete which is to be picked up by City trucks, as and when required for a 12-month period. The total estimated cost is \$180,000.

- B. (a) Lafarge Concrete Ltd.
(b) Ocean Construction Supplies Ltd.
(c) Econo Mix Ltd.
(d) Canwest Concrete Ltd.

An unspecified portion of the ready-mix concrete which is to be picked up by City trucks, as and when required for a 12-month period. The total estimated cost is \$110,000.

The above costs include all taxes and charges except the Provincial 5% S.S. Tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

11. Tender No. 58-74-1 Mineral Aggregates

Tenders for the above were opened by your Board on June 3, 1974, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

Ideal Cement Company submitted an alternate material (crushed limestone) for item 13 (3" minus crushed tailings). They were lower in cost than the second lowest bidder by \$12,200. on a volume of 10,000 tons. However, the material is not suitable for our needs as it does not meet our grading specifications.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bids meeting specifications and aggregate handling restrictions as follows:

A. Construction Aggregates Ltd.

All items except 7, 10, and 11 for a twelve-month period, at a total estimated cost of \$804,400. The material is to be delivered and unloaded on City stockpiles at Cambie Yards. Part of items 9, 12, and 17 will be picked up at the supplier's stockpile.

B. Rivtow Straits Ltd.

Items 7, 10, and 11 for a twelve-month period, at a total estimated cost of \$30,750. The material is to be delivered and unloaded on City stockpiles.

The above costs include all taxes and charges."

cont'd ...

Board of Administration, July 19, 1974 (WORKS - 7)

Clause No.11 continued

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

Deposits or Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer.

FOR COUNCIL ACTION SEE PAGE(S) 316-7

BUILDING & PLANNING MATTERS

CONSIDERATION

- 1. Strata Title Application - New Construction,
1429 Williams Street, Vancouver, B.C.
Lot 1, Block 32, Subdivision 'J', D.L. 182
Landmark Projects Corporation Limited

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Landmark Projects Limited, for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 16 dwelling units at 1429 Williams Street."

N.B. See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Financing for the first mortgage has been arranged through

Montreal Trust Company
466 Howe Street
Vancouver, B.C.
Attention: Mr. J. Dean

The interest rate is 11¹/₂% per annum with a 5 year term and a 30 year amortization period. The lender will loan up to a maximum of 75% of the purchase price subject to Montreal Trust's final approval of the purchaser's application.

Second mortgage financing of \$5,000.00 is available to those who qualify through

B.C. Government
Department of Housing
Home Acquisition Branch
827 Fort Street
Victoria, B.C.
Attention: Mr. N. Goldie

The interest rate is 8 3/4% per annum with no term and an amortization period equal to that of the first mortgage.

The purchaser has the option of arranging his own financing.

Subsection (b) - Any bonusing of Financing

A \$50.00 application fee is charged by Montreal Trust Company upon approval of the first mortgage application.

Subsection (c) - Details of a management contract and monthly services

Immediately upon filing of the Strata Plan the developer will enter into a management contract with Dominion Strata Management Services Limited which said management contract will have an initial term of one (1) year and will contain, inter alia, the following terms and conditions:

- (1) management fees payable to the Manager during the initial term of twelve (12) months shall not exceed an average of ten (10) dollars per Strata Lot per month (aggregate charge for services shall not exceed one hundred sixty (\$160.00) dollars per month);

Board of Administration, July 19, 1974 (BUILDING - 2)

Clause #1 continued:

- (2) the Manager shall be charged with carrying out the day to day management of the property and to report to the Strata Council from time to time with respect to details and costs of services provided and any recommendations with respect thereto;
- (3) the Manager shall be charged with enforcing the By-laws of the Strata Corporation and the rules and regulations regulating the use of the common property;
- (4) the Manager shall collect and receive all monies payable by the Strata Lot owners to the Strata Corporation under the By-laws and shall hold the same in trust for the Strata Corporation and to apply the same in payment of Accounts properly incurred by or on behalf of the Strata Corporation;
- (5) the Manager shall maintain and repair the property on behalf of the Strata Corporation and will arrange and pay for water and sewer services, garden maintenance, garbage collection, janitorial services, property insurance, etc.;
- (6) the Manager shall maintain at his own expense a comprehensive system of records and proper books of account reflecting all dealings and transactions involved in the management of the property and to render to the Strata Corporation monthly management accounts with respect thereto;
- (7) the Manager shall prepare an estimated budget at lease once in each twelve (12) month period, setting forth an itemized statement of the estimate of all common expenses of the Strata Corporation for the ensuing year.

The purchaser's attention is drawn to Section 6, Subsection 6, of the Strata Titles Act, Chapter 46, of the Statutes of British Columbia, 1966, as amended, wherein the Strata Corporation shall be entitled to terminate any management agreement upon three (3) months notice. Any purchaser shall be entitled to receive a full copy of the management agreement, without charge, upon request in writing to the Landmark Project Corporation Limited.

Monthly Services

The estimated monthly assessments for each Strata Lot are as follows:

Strata Lot	Square Feet	unit entitlement	estimated maintenance
1	1056	105	\$ 56.00
2	1278	127	43.00
3	1483	148	45.00
4	1465	146	43.00
5	1294	129	56.00
6	806	80	43.00
7	827	82	43.00
8	931	93	50.00
9	838	83	43.00
10	809	80	43.00
11	843	84	50.00
12	806	80	43.00
13	1295	129	60.00
14	1300	130	60.00
15	809	80	43.00
16	843	84	50.00

The above estimates include the following:

-General Operating - caretaker, building insurance, management fee;

-Utilities - fuel and electricity for heating and lighting of common areas, water, scavenging, etc.;
(Laundry facilities and enterphone system included)

Cont'd . . .

Board of Administration, July 19, 1974 (BUILDING - 3)

Clause #1 continued:

-General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, miscellaneous;

-General Reserve - reserves for replacement of roof, common areas carpeting, common building entrance, etc.

Purchasers are responsible for the cost, to be directly metered or assessed to or against each Strata Lot, with respect to electricity, telephone and cablevision.

Subsection (d) - Taxes and other costs

Strata Lots will be individually assessed by the City of Vancouver with respect to real property taxes. It will be the responsibility of each Strata Lot owner to pay assessed taxes directly to the City of Vancouver. It is estimated that the real property taxes (gross) attributable to the respective Strata Lots for the 1975 taxation year shall be as follows:

<u>Strata Lot</u>	<u>Unit Entitlement</u>	<u>Est. Gross Taxes</u>
1	105	\$ 375.00
2	127	400.00
3	148	450.00
4	146	450.00
5	129	400.00
6	80	350.00
7	82	350.00
8	93	375.00
9	83	350.00
10	80	350.00
11	84	350.00
12	80	350.00
13	129	400.00
14	130	400.00
15	80	350.00
16	84	350.00

The Provincial Home-Owners Grant currently at \$200.00 will reduce gross taxes by \$200.00 in cases where the owner occupies the suite; but if he rents to someone else, he would not be eligible. The additional \$50.00 Home-Owners Grant is available to those who qualify as senior citizens plus a new \$30.00 to \$40.00 school Tax Removal and Resource Grant new in 1974.

The Landmark Projects Corporation Limited is not aware of any further costs to purchasers excluding those costs normally incurred by purchasers such as cost of conveyance, personal insurance, etc.

Subsection (e) - Shared Facilities and Common Area

The Director of Planning has examined the prospectus and plans and finds the following:

All Common property not specified in the registered Strata Plan as included in the purchasers Strata Lot is maintained and administered as 'common property'. This included the following:

HALLWAYS AND LOBBY AREAS

All lobby areas and walkways within the building are designed for the use of all Strata Lot owners.

PARKING

There are 21 parking stalls included in the underground lot. One stall is assigned to each purchaser for his exclusive use. The remaining stalls may be used for guest parking, storage, etc., at the discretion and vote of the Strata Lot owners.

Cont'd . . .

Board of Administration, July 19, 1974 (BUILDING - 4)

Clause #1 continued:

LAUNDRY ROOM

The laundry room and facilities situated on the underground floor of the building shall be for the exclusive use of the owners of the Strata Lots.

STORAGE LOCKERS

Each Strata Lot will be assigned the exclusive use of one storage locker located in the locker room on the underground floor of the building.

MISCELLANEOUS ROOMS

These include boiler, electrical and garbage rooms all located on the underground floor of the building and all common property to be used at the discretion of the Strata Lot owners.

PATIOS AND BALCONIES

Within each Strata Lot is contained a balcony or patio area attached to and contiguous to the respective living and dining areas of each Strata Lot.

Patios and Balconies are not common property.

EXTERIOR SIDE-YARDS

Exterior side-yards (excluding suite patios) are common property and are intended for the exclusive use of all Strata Lot owners.

The prospectus states that the copy of the proposed By-Laws are available for inspection on request.

Section 1 (3) - Quality of Construction

"The City Building Inspector advises that he has received a letter from the office of Daine M. Sarter, Architect, in which he states that the quality of construction and finishes of this project compares favourably with the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council.

2. Strata Title Application - New Construction
8107 - 8167 Cambie Street, Vancouver, B.C.
Lot 19 of Parcel 'x' of Block 1 and 2, D.L. 311
M.L. & S. Investments, 208 East Hastings Street
Vancouver, B.C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from M.L. & S. Investments, for the approval of a strata plan for a new two storey with cellar, wood frame apartment building, containing 16 dwelling units at 8107 - 8167 Cambie Street."

N.B.: See Appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Cont'd . . .

Clause #2 continued:

Subsection (a) - The true interest on financing

Interim construction financing has been provided by City Trust. Units will be offered to prospective purchasers with a clear title. Mortgage financing will be offered to purchasers with one of the major mortgage finance companies at the current prevailing rate. Sales will not be subject to a purchaser taking such a mortgage and they may finance with a company of their choice.

Second Mortgage financing is also available through the Provincial Government for qualified applicants. The amount available being \$5,000.00 which is currently at 8 3/4% per annum interest.

Sales will be conducted by Arbutus Management Ltd., Licensed Realtors. The commission rate is 5% of the sale price.

Subsection (b) - Any bonusing of financing

Mortgages will not contain any bonus financing.

Subsection (c) - Details of a management contract and monthly services

A management contract has been negotiated with Arbutus Management Ltd. and will be executed when the Strata Plan has been deposited at the Land Registry Office.

The fee charged for professional management is \$250.00 per month payable by the Strata Corporation.

The individual cost per unit of the management fee is arrived at as controlled by the Strata Titles Act by taking:

$$\frac{\text{The total cost}}{\text{The total U.E.}} = \frac{\$250.00}{18628} = \$0.0134206 \text{ per U.E. of 1}$$

Therefore the total cost per unit =

<u>Unit #</u>	<u>Address</u>	<u>U.E.</u>	<u>Management per month</u>
522 W	West 65th Ave.	986	\$13.2327
516	"	1010	13.5548
510	"	1676	22.4929
8107	Cambie Street	1206	16.1852
8113	"	1276	17.1247
8119	"	1276	17.1247
8125	"	1265	16.9770
8129	"	1252	16.8026
8131	"	1279	17.1649
8137	"	1279	17.1649
8139	"	1279	17.1649
8132	"	966	12.9643
8145	"	966	12.9643
8155	"	966	12.9643
8161	"	966	12.9643
8167	"	980	13.1522

Yearly Budget

General & Administrative

Audit	200
Bank charges	100
Insurance	1,250
Management Fee	3,000
Stationery	100
	<u>4,650</u>

Board of Administration, July 19, 1974 (BUILDING - 6)

Clause #2 continued:

Repairs & Maintenance

Cleaning Contract	2,000
Electrical	125
Landscaping	2,115
Miscellaneous	200
Plumbing	200
Structural	150
	<u>4,790</u>

Utilities

Electricity	720
Garbage	420
	<u>1,140</u>

Total Operating Disbursements 10,580

GENERAL RESERVE 385

Annual Total: \$10,965

COMMON EXPENSES PER YEAR

<u>Address</u>	<u>U.E.</u>	<u>Common Expenses per year</u>	<u>Common expenses per month</u>
#522 West 65th Ave.	986	\$581.74	\$48.48
#516 West 65th Ave.	1010	595.90	49.66
#510 West 65th Ave.	1676	988.84	82.40
#8107 Cambie Street	1206	711.54	59.29
#8113 Cambie Street	1276	752.84	62.74
#8119 Cambie Street	1276	752.84	62.74
#8125 Cambie Street	1265	746.35	62.20
#8129 Cambie Street	1252	738.68	61.55
#8131 Cambie Street	1279	754.61	62.88
#8137 Cambie Street	1279	754.61	62.88
#8139 Cambie Street	1279	754.61	62.88
#8143 Cambie Street	966	569.94	47.50
#8145 Cambie Street	966	569.94	47.50
#8155 Cambie Street	966	569.94	47.50
#8161 Cambie Street	966	569.94	47.50
#8167 Cambie Street	980	578.20	48.18

At this point in time there is no historical accounting records for this project and therefore the figures shown in various expense accounts are based on experience from operating similar projects.

During the first year many items are covered by warranty and the total costs could be less than those shown, but, to illustrate the expenses the owners can usually expect, a typical year's budget has been prepared.

At the end of the Strata Corporation's fiscal year all accounts have to be adjusted to reflect the actual costs.

In accordance with the Strata Titles Act, common expenses are payable according to the Unit Entitlement. The total Unit Entitlement for this project equals 18,628. This figure divided by the total expenses of \$10,965.00 equals a yearly cost of \$.59 per Unit Entitlement of one.

This figure of \$.59 is then multiplied by the Unit Entitlement of each individual townhouse and the total yearly and monthly costs for individual units are shown above.

Subsection (d) - Taxes and other cost

It is estimated that property taxes for 1975, the first year,

Cont'd . . .

Board of Administration, July 19, 1974 (BUILDING - 7)

Clause #2 continued:

in which the project will be completed and taxable at the full rate will be approximately:

	<u>Gross</u>	<u>Less H.O. Grant</u>	<u>Per Annum</u>	<u>Per Month</u>
2 Bed	950	200	750	62.50
3 Bed	1,200	200	1,000	83.33
4 Bed	1,550	200	1,350	112.50

In addition to the B.C. Home-owners grant, property taxes may be reduced further if the owner occupant is entitled to claim the senior citizens grant of \$50.00. Also for 1974 the School Tax Removal and Resource Grant which ranges from \$30.00 to \$40.00 per unit may be claimed on the same basis as the home owners grant.

Subsection (e) - Shared Facilities and Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:

There are no recreation facilities provided on the common property of the Strata Corporation.

Parking

28 off-street parking spaces are provided in the underground parking garage and each of the 16 Strata lots will be assigned the exclusive use of one parking space; the remaining 12 parking spaces to be assigned at the discretion of the Strata Council.

Storage

Sixteen storage lockers will be provided and located in two separate rooms in the basement of the building.

Patios and Balconies

Each town house unit will be granted exclusive use of the patio area contiguous to the living room - dining area.

Surface Area

The exterior surface areas will be fully landscaped with lawn, shrubs, pathways, etc.

The prospectus states that a copy of the By-law will be available for inspection upon request.

Section 1 (3) - Quality of Construction

"The City Building Inspector advises that he has received a letter from Sidney C. Suen, Architect, in which he states that the quality of construction and finishes of this project compare favorably with the quality control requirements of Central Mortgage and Housing Corporation."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council.

Board of Administration, July 19, 1974 (BUILDING - 8)

3. Strata Title Application - New Construction
 1123 - 1145 West 8th Avenue
 Lot 1, Block 314, D.L. 526
 Fairview Environmental Concepts Limited
100 West 7th Avenue, Vancouver, B.C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Fairview Environmental Concepts Limited, for approval of a Strata Plan for a new 4 level structure, constituting a 2 storey wood frame residential structure containing 11 dwelling units over office and parking levels at 1123 - 1145 West 8th Avenue.

N.B.: See Appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Purchasers may arrange first mortgages through Yorkshire Trust Company at current interest rates amortized over 25 years with a five year term or arrange their own financing.

A \$412,000 mortgage with interest at 10% is held by Yorkshire Trust. This will be replaced with Purchasers Financing as each unit is sold.

Second Mortgages of up to \$5,000 are available to those who qualify from the Government of British Columbia.

The unit entitlement and expenses are shared equally between the office space title - which shall have one half of the costs and entitlement, and the eleven residential units which share equally the remaining entitlement and costs.

Subsection (b) - Any bonusing of financing

There is no bonusing of financing.

Subsection (c) - Details of a management contract and monthly services

A Management Contract for one year between A.E. Services and the Strata Corporation will be entered into.

Under the Strata Titles Act a Management Contract may be terminated on 90 days notice, at the option of the owners.

Management fee will be \$6 per residential unit per month and \$66 per month for the office space title.

A.E. Services Ltd. will be responsible to the Strata Corporation for the operations and maintenance of the Common Area of the Strata Corporation.

Estimated Monthly Servicing Costs:

Office space - approximately \$232.66 per month

Residential units - approximately \$ 22.00 per month

Included in the above are salaries for Caretaker, Electricity for Common areas, Insurance, Management fee, City of Vancouver Scavenging cost. Allowance for Repairs and Maintenance to the Common Area.

There is no reserve for replacement or major repairs in the Budget; however, each owner shall pay \$50 when purchasing his

Cont'd . . .

Board of Administration, July 19, 1974 (BUILDING - 9)

Clause #3 continued:

unit which will be credited to the Strata Corporation Reserve Fund. This Reserve Fund will be placed in an interest-bearing Bank Account, to be used at the discretion of the Strata Corporation owners.

Subsection (d) - Taxes and other costs

Office space - approximately \$5,000 gross

Each Residential Unit - approximately \$ 454 gross

The Provincial Government provides the Home Owners Grant of \$200 per year for owners who reside in the Strata Unit as their primary residence. Senior Citizens are entitled to a home owner grant of \$250. The School Tax Removal and Resource Board Grant of \$30 to \$40 is available on the same basis as the home owner grant. The amount of the applicable Home Owners and other applicable Grants, etc., would be deductible from the estimated gross taxes for those who qualify.

Budget for Servicing Costs

CARETAKER (to sweep walks, shovel snow, water and weed planters and planted areas on one day per week)	\$1,200
GARDEN MAINTENANCE CONTRACT	400
ELECTRICITY FOR COMMON AREAS	240
INSURANCE	725
REPAIRS AND MAINTENANCE - COMMON AREA	1,000
VANCOUVER SCAVENGING SERVICE	<u>200</u>
	\$3,765
CONTINGENCY	<u>235</u>
22 Units @ \$181.81 per year - 15.15 per month	\$4,000
MANAGEMENT (\$6 x 22 Units x 12 months)	<u>1,584</u>
22 Units @ 21.15 per month	\$5,584
TAXES ESTIMATED PER YEAR	\$10,000

To the best knowledge of Fairview Environmental Concepts Limited, there are no costs other than those stated above of which they are aware of.

Subsection (e) - Shared Facilities and common area

The Director of Planning has examined the prospectus and plans and finds the following:

Storage Lockers

One locker on the parking level will be assigned to each residential owner.

Parking

The parking is included in the shared facilities. One parking space will be assigned to each residential owner. The remaining 16 spaces will be assigned to the office space owner.

Cont'd . . .

Board of Administration, July 19, 1974 (BUILDING - 10)

Clause #3 continued:

Balconies and Patios

Walkways and patios are part of the common area and not part of the individual Strata lots. Each Residential Strata lot owner will have the exclusive use of the adjacent patio.

The prospectus states that a copy of the proposed By-laws are available for inspection on request.

Section 1 (3) - Quality of Construction

"The City Building Inspector advises that he has received a letter from Rhone & Iredale, Architects, in which they state that the above building compares favourably with the quality control standards set by the Central Mortgage and Housing Corporation, as contained in the Canadian Code for Residential Construction."

"Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council."

FOR COUNCIL ACTION SEE PAGE(S) E1E

Board of Administration, July 19, 1974 (LICENSES - 1)

LICENSES & CLAIMS MATTERS

A-5

INFORMATION

1. Sidewalk Cafes on Granville Mall

The Director of Social Planning and the City Engineer report:

" On May 28, 1974, a meeting between Alderman Volrich, officials of the Engineering, Health, Social Planning, Police Departments, the Canadian Restaurant Association, and the Liquor Control Board was held to discuss policies relating to sidewalk cafes on Granville Mall and in other areas.

Mr. V. Woodland, Liquor Control Board, advised that existing legislation prohibits the service of alcoholic beverages in sidewalk cafes without food. If City Council feel that a change in the Act is desirable, an official request should be forwarded by the City.

Mr. Woodland confirmed that all that would be required by the Liquor Control Board in connection with the extension of existing licenses would be a letter from the City, together with a sketch showing the area of the proposed sidewalk cafe.

Mr. Woodland pointed out that present regulations do not allow service of food or drinks from disposable plastic or paper plates and utensils. However, after considering the problems of theft, the weapon potential of glass, and the Health Department's expressed preference for plastic or paper, Mr. Woodland advised that the Liquor Control Board would permit disposable service on the sidewalk. It should be noted that sidewalk cafes on Ottawa's Spark Street Mall serve beer in disposable containers.

It was agreed that cafe areas should preferably be defined by some form of barrier, although tables with umbrellas and folding chairs placed on the sidewalk may be acceptable. Rather than the City setting special standards for Granville Mall, applications for cafes will be received and negotiated on an individual basis and these will be discussed with the Mall Committee. It is anticipated that this will be productive of fresher treatments.

Existing by-laws administered by the Engineering and Health Departments now cover sidewalk cafes and no revisions are needed at this time. To date sidewalk cafes have been permitted through lease arrangement and the Director of Legal Services feels this is the appropriate way to continue.

An applicant for a sidewalk cafe will apply to the Engineering and Health Departments. The application shall include site drawings, an indication of the number of chairs and tables, and sketches of any structures to be erected. If approved, the applicant will enter into a lease agreement with the City Engineer for the sidewalk space. The Liquor Control Board will issue a license to an applicant within 24 hours of receipt of information relating to the lease."

Your Board submits the foregoing report to Council for INFORMATION.

Board of Administration, July 19, 1974 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Closure of Exhibition Park Before and After Pacific National Exhibition, 1974

The City Engineer reports as follows:

"It is the annual custom of the Pacific National Exhibition to request the City to close the Exhibition Park to all traffic before, during and after the Exhibition period. This is done to prevent pilfering and to eliminate hazards caused by motorists driving through the work areas during setting up and dismantling of the exhibits. The request has been granted each year subject to the walkway being left open for public use on the general line of Windermere Street.

It is therefore RECOMMENDED that in accordance with the request of the Pacific National Exhibition dated May 9, 1974, Exhibition Park be closed to general vehicular and pedestrian traffic except for a walkway through the park on the general line of Windermere Street, from midnight Saturday, August 10th, until midnight Friday, September 6th, 1974."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 279

FINANCE MATTERS**A-7**RECOMMENDATION1. Appropriation 7045/487 - Advertising

The Acting Director of Personnel Services reports as follows:

"To advertise vacant Civic positions \$28,000. was included in the 1974 departmental budget. This amount has been depleting at a rapid rate because of rising advertising costs and the number of professional vacancies which necessitated advertising in newspapers and journals with national distribution. As of the end of May, there was just over \$2,900 left in this account and the appropriation is expected to be near or in a deficit position by the beginning of July. Similar situations have occurred in previous years as expenditures are governed by conditions over most of which we have no control.

In the near future we expect to commence recruiting for positions created by re-organization in the Parks Board and to fill vacancies in the Planning and Engineering Departments. This will require us to advertise in Eastern Canada. In addition, there will be other positions to be advertised Canada wide, or in British Columbia and the Lower Mainland only.

In order to be able to attract suitable applicants to the Civic Service, I recommend that \$20,000 be added to Appropriation 7045/487. The Comptroller of Accounts advises that this amount would be provided from Contingency Reserve."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

2. Expenses - Clients' Committee - Orpheum Theatre

The Director of Finance reports as follows:

"City Council on May 14th approved a recommendation of the Special Committee on the Orpheum that its terms of reference be expanded to include all aspects of the work of restoring the Orpheum Theatre, and report to City Council on recommendations for the appointment of consultants architects and contractors. In order to carry out this function the special committee has established a 'client's committee' to work with the architects and consultants as appointed by City Council.

Mr. Ian Dobbin, Manager of the Queen Elizabeth Theatre has been appointed to the clients committee and advises that approximately \$500 in miscellaneous expenditures for the balance of 1974 will be incurred by the committee for meetings with consultants and architects, long distance telephone calls and other miscellaneous expenditures.

I have reviewed this request and recommend that a \$500 expense account be included in the Queen Elizabeth Theatre's 1974 budget for miscellaneous expenditures incurred by the client's committee, with all expenditures to be approved by the Manager of the Queen Elizabeth Theatre. The funds are to be provided from Contingency Reserve."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. Replacement of Fire Dispatching System

The City Engineer and the Fire Chief report as follows:

The performance of the fire dispatch system which provides direct communication from the fire alarm headquarters to all firehalls, has deteriorated to such an extent that the messages giving the location and nature of the fires often can not clearly be heard. The equipment which is a "loud speaking" type, has the disadvantages of having to compete with the other noises in the firehall and permits one-way conversation only so that the officer receiving the message is unable to question the dispatcher until the full dispatch has been given.

After examining the operational requirements of the system, we are of the opinion that a telephone type system is required because the handset will eliminate the extraneous noises in the firehall and two-way conversation will be possible so that the officer can interrogate the dispatcher when the message is not clear.

The B.C. Telephone Company has estimated that it will take three months to design a permanent system and an additional five months to purchase and install the equipment.

Because of the importance of clarity in the dispatches, the Fire Chief requests that an interim system be installed immediately to avoid any misunderstanding of the dispatch. The B.C. Telephone Company can install within a month a direct "ring-down" telephone system in all halls for the primary means of dispatching until such time that a new system can be installed. The cost of this system is a non-recurring installation charge of \$1400.00 and a \$630.00 per month rental.

In addition to the system, certain features of the old system must be retained such as the "tone alert", "all-hall call" and the public address systems in each Hall. Modification of the present system is required to retain these features and improve their operation. The estimated cost of this work is \$1500.00.

There are not sufficient funds in the operating accounts to cover the cost of this work.

We recommend:-

- (a) That the B.C. Telephone Company be authorized to install an interim telephone system for fire dispatching at a non-recurring installation cost of \$1400.00 and a monthly cost of \$630.00 until the new system is installed.
- (b) That the existing system be modified to retain the necessary communication facilities and improve its performance at an estimated cost of \$1500.00.
- (c) That \$5750.00 be provided for the costs in 1974 from the Contingency Reserve and \$2200.00 for rental in 1975 be approved in advance of the 1975 Budget.

Your Board RECOMMENDS the aforementioned recommendations of the City Engineer and Fire Chief be approved.

4. Re-roofing at Vancouver Library Building and Queen Elizabeth Theatre

The Director of Permits and Licenses reports as follows:

"Funds were approved in the 1974 Revenue Budget for renewal of the roofing membrane on both the main roof of the Public Library Building, 750 Burrard Street and the roof over the lobbies at the Queen Elizabeth Theatre, 649 Cambie Street.

Tenders for the two projects were called and bids have been received. In both cases the lowest tender is in excess of funds approved and additional funds must be authorized before the contracts can be awarded.

cont'd

Clause No. 4 (cont'd)

The present position is as follows:

(a) Vancouver Public Library -

Five contractors took tender documents, but two only submitted bids as follows:

Jackson Sheet Metal & Roofing Ltd.	\$39,770 - low bid
Bollman Roofing Ltd. -	\$42,349.00
Budget Funds approved	<u>\$30,000</u>
Additional funds required	\$ 9,770

(b) Queen Elizabeth Theatre -

Five contractors took tender documents, but one only submitted a bid:

Jackson Sheet Metal & Roofing Ltd.	\$25,550
Budget funds approved	<u>\$22,000</u>
Additional funds required	\$ 3,550

The original estimates for budget submission were obtained from competent roofing contractors. The tenders now received reflect an exceptional rapid increase in prices in the roofing trade caused by an approximate 100% increase in material costs and a 20% increase in labour costs since October 1973 when the original estimates were obtained.

The Director of the Library and the Manager of the Queen Elizabeth Theatre advise that they have reviewed their budgets and have no surplus funds in other accounts that could provide the additional funds required.

The Comptroller of Accounts advises that if Council approves the recommendations of this report, the funds could be provided from Contingency Reserve.

It is RECOMMENDED that:

- A) Additional funds in the amount of \$9,770 be approved for re-roofing at the Main Vancouver Public Library Building and the contract be awarded to the low tenderer Jackson Sheet Metal & Roofing Ltd.
- B) Additional funds in the amount of \$3,550 be approved for re-roofing at the Queen Elizabeth Theatre and the contract be awarded to Jackson Sheet Metal & Roofing Ltd.
- C) The additional funds in the amount of \$13,320 be provided from Contingency Reserve."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

CONSIDERATION AND RECOMMENDATION

5. Staff Requirements: Health Department

The Medical Health Officer reports as follows:

A. BACKGROUND:

"In recent years, there has been a growing trend to the decentralization of the delivery of health services and to integrate health services in the community. This has resulted in a need for increased program planning, coordination and integration at the unit or local area level".

Clause No. 5 (cont'd)**B. WEST UNIT:**

The Health Department will commence operations in a new facility at 3998 Main Street in July, 1974. The West Unit area is the largest of the five Health Unit Service areas. The Main Street location will be a sub-office to augment the existing West Unit office in the Kerrisdale Community Centre.

Statistics for the five Health Unit areas are as follows:

	<u>Staff</u>	<u>Population</u>	<u>Annexes</u>	<u>SCHOOLS</u>		<u>School Pop.</u>
				<u>Elementary</u>	<u>Secondary</u>	
West Unit	49	127,165	8	26	8	36,785
East Unit	42	63,885	6	14	3	22,390
South Unit	40	58,140	6	18	3	20,255
North Unit	51	66,815	-	8	2	21,320
Burrard Unit	40	114,205	-	6	2	16,110

The approximate number of staff working out of these offices will be:

Kerrisdale: Professional - 30 Clerical - 4
Main St.: Professional - 23 Clerical - 3

Among the 30 Professionals at Kerrisdale, six will be working from Main Street also, and are not counted in the Main Street total. However, they will require clerical service in each location. Recent experience in decentralizing North and Burrard to sub-offices has necessitated an increase in clerical staff in each location due to the increased workload of all health personnel.

C. CLERK SERVICE: STAFF REQUIREMENTS

The Health Department will transfer one Clerk-Typist II from Kerrisdale to Main Street. The Health Department is asking for one permanent Clerk-Typist II position and one temporary Clerk-Typist for six months. By agreement, the latter position will be cost-shared with the Probation Services.

For information, the Main Street telephone operator will also be funded on a cost-sharing basis and supplied by the Provincial Department of Human Resources.

D. PSYCHOLOGISTS: STAFF REQUIREMENTS

The Director of Mental Health Services recommends the establishment of an additional Psychologist position to provide leadership at the local level in the development of clinical Psychological services as part of a preventive and interventive mental health program, development and planning at the Unit level and coordination of Unit programs with community agencies. Also, to provide leadership in the evaluation of programs in terms of community service as well as providing supervision over subordinate clinical Psychological staff assigned to the Unit in order to provide increased clinical Psychological services at the community level. Initially, it is proposed that this position be established at the level of higher training to further develop the standard of Psychological services in the largest area - West Health Unit.

The Director of Mental Health Services reports that "our clinical psychologist at West Health Unit has had to refuse 70% - 75% of the requests for service by stating, 'please do not refer any more individuals or their families to the psychologist as the psychologist is fully booked.' This is particularly so because of the large number of board and non-board schools and day care centres in the West Service Area. The average work day could include 10 - 12 consultations, or 4 - 6 interviews, or 4 - 6 assessments a day, or any combination thereof. Many of these would take place in the community, agencies, schools or the Heath Unit.

cont'd

Board of Administration, July 19, 1974 (FINANCE - 5)

Clause No. 5 (cont'd)

Between the large number of schools as well as the decentralization of services there has been a marked increase in the demand for psychological services. It is only with additional senior staff at the local office levels that these requests for services can be adequately met. A large percentage of the psychologists' time is oriented towards the schools, therefore, 83.52% of the costs are covered by the School Board.

E. SUMMARY:

<u>Incumbent</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
One new position	Clerk-Typist II	When approved
One new position (temporary)	Clerk-Typist II	When approved
One new position	Psychologist III Pay Grade 30 (\$1327-\$1588)	When approved

F. ESTIMATE OF COSTS:

<u>Salaries:</u>	<u>1974</u>	<u>Annual</u>
Psychologist P.G. 30 (\$1327-1588) - 4 months	\$ 5,308	\$ 15,924
1 Clerk-Typist P.G. 11 (6 mos. @ \$573)		
1 Clerk-Typist (temporary) P.G. 9 (6 mos. @ \$540)	<u>6,678</u>	<u>6,876</u>
	\$ 11,986	\$ 22,800
Fringe benefits 12½%	1,498	2,850
Auto Allowance Psychologist, at \$50 per month	200	600
Less School Board share Psychologist expenses (83.52%)*		- <u>15,463</u>
Net Cost Estimate	\$ 13,684	\$ <u>10,787</u>

* The School Board participates on an 'annual basis' only and therefore, costs of the psychologist services would be carried by the City for the remainder of 1974.

Equipment:

2 electric typewriters	<u>890</u>	<u>890</u>
TOTAL - Current Year	\$ 14,574	

G. NOTES:

- (i) The Comptroller of Accounts recommends that, if the recommendations of this report are approved, funds be provided from Contingency Reserve.
- (ii) A copy of this report has been provided to the Business Manager of the Vancouver Municipal and Regional Employees' Union for his information.

Your Board submits for the CONSIDERATION of Council,

The position of Psychologist as recommended by the Medical Health Officer and the Director of Mental Health Services be established effective when filled.

cont'd

Board of Administration, July 19, 1974 (FINANCE - 6)

Clause No. 5 (cont'd)

Your Board RECOMMENDS that:

- (a) The positions of Clerk-Typists, as recommended by the Medical Health Officer be established effective when filled.
- (b) The funds required for salaries and equipment be provided, in accordance with the recommendation of the Comptroller of Accounts, from Contingency Reserve.

CONSIDERATION

6. Attendance of the Vancouver Fire Department
Band to the Penticton Peach Festival

The Fire Chief reports as follows:

"The Fire Chief has received a request for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade on August 3, 1974.

Thirty-four bandsmen and one Chief in charge of supervision would attend and the cost to the City would be:

A. i	By Charter Bus (S.M.T.)	\$475.00
ii	Lunch while travelling	70.00
		<hr/>
		\$545.00

or as an alternative:

- B The men would provide their own transportation as has been done in the past two years with the City providing a subsidy of \$10.00 each to cover the cost of gasoline (a total cost of \$350.00).

The men will provide their own substitutes with no duty time lost to the City.

The Fire Chief points out that the band is the Official Brass Band for the City of Vancouver and Council has in past approved attendance at the Peach Festival to help maintain the high interest and Esprit de Corps of the Band; which for years has provided excellent performances for Civic functions."

Your Board submits the foregoing report of the Fire Chief for the CONSIDERATION of Council.

7. Improvements to Third Floor of City Hall

The Director of Permits and Licenses reports as follows:

"The Assistant Director, Construction and Maintenance Division, was instructed to engage interior design consultants to study the third floor of City Hall with a view to improving the public areas, Committee Rooms, Aldermanic offices, Mayor's secretarial offices and Council Chamber, and to providing a new Committee Room near the Aldermen's offices with facilities for receiving visitors.

The firm of Hopping, Kovach, Grinnell Design Consultants Ltd. was engaged for this purpose and instructed to present recommendations with cost estimates for each area, for Council consideration. The consultants' report is submitted herewith as the Appendix.

In their report the consultants demonstrate that a new Committee Room, conveniently located for Aldermen and the public, could be provided in the southerly area now used for Aldermen's offices, which would be replaced with new offices located in the easterly end of the building. This proposal is outlined in a sketch plan.

cont'd

Board of Administration, July 19, 1974 (FINANCE - 7)

Clause No. 7 (cont'd)

With respect to other areas, the consultants report that improvements can be achieved without structural alterations, and recommend specific measures designed to make the facilities more comfortable and useful, and to establish a uniformly high standard of appearance.

In the preparation of his report, the design consultant conferred with Mr. Ross Ritchie, who is the Architect responsible for the renovations presently in progress in City Hall, and if Council approves the consultants' recommendations, it is recommended that Mr. Ritchie be retained to prepare working drawings and supervise construction of those portions of the program which involve building alterations, and that Hopping, Kovach, Grinnell be retained to act in the capacity of interior design consultants to the architect, their fees for this service to be shared equally by the architect and the City.

It is proposed that Council authorize payment of Hopping, Kovach, Grinnell at per diem rates for their report; and their being retained to act as the City's design consultants in regard to selection of the furniture, miscellaneous furnishings and graphics required to complete the program approved by Council.

The estimates reported by the consultants, amounting to \$241,667 do not include their fees or those of the architect and his electrical and mechanical consultants. The total cost of the program including fees, will be approximately \$272,000.

The Director of Finance advises that the sum of \$250,000 has been provided in the 1974 Supplementary Capital Budget for renovations of the City Hall. Approximately \$160,000 of these funds will be required to complete previously approved work in other areas of the building, leaving approximately \$90,000 available for other Capital Improvements. In addition, the sum of \$22,000 has been provided for replacement of furniture in the City Clerk's offices.

SUMMARY OF ESTIMATES & FUNDS

Estimated costs including City Clerk's furniture	\$241,667	
Provision for Designers' & Architect's fees	<u>30,000</u>	
Total Estimates		\$271,667
Less Funds Available:		
1974 Supplementary Capital Budget, approx.	\$ 90,000	
1974 Furniture Budget	<u>22,000</u>	
Total Funds Available		\$112,000
Additional Funds Required to Complete Total Program		<u>\$159,667</u>

The Director of Finance advises that the additional funds amounting to \$159,667 are available in the 1974 Supplementary Capital Budget.

This report and its Appendix are submitted for Council's consideration, with the request that Council indicate its wishes with respect to the program as a whole, or individual proposals contained in the program, in order that appropriate further action may be taken, funds to be provided in the 1974 Supplementary Capital Budget."

Your Board submits the foregoing report of the Director of Permits and Licenses for CONSIDERATION of Council, but notes that the furniture being recommended for the City Clerk's staff is of a higher standard than that provided in the remainder of the civic service. Your Board is unable to support this proposal except in the public waiting area.

Board of Administration, July 19, 1974 (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Personnel Regulation #70 - Documentation on Employment

The Acting Director of Personnel Services reports as follows:

The Personnel Services Department is currently undertaking a review of the Personnel Regulations in order to make them more consistent with current policies and practices.

In this regard, I have revised Regulation #70, "Documentation on Employment" so that it more accurately reflects the present practice of this procedure.

YOUR BOARD RECOMMENDS approval of the revised regulation. A copy is attached.

FOR COUNCIL ACTION SEE PAGE(S) 885

Board of Administration, July 19, 1974(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Amendment to Rental Review
Lot 6, Block 48, D.L. 182 & 2037
Sit. E/S Glen Drive, South of William Street

The Supervisor of Property and Insurance reports as follows:-

"The City currently leases to Westglen Holdings Limited, Lot 6, Block 48, D.L. 182 and 2037, situated on the East Side of Glen Drive, South of William Street, the term of the lease expiring September 30, 1988. On April 2, 1974, Council approved the recommendation of the Supervisor of Property and Insurance that this property be sub-leased to Bowell McLean Motor Company Limited for a five year term commencing April 1, 1974.

We are now advised by the Solicitors for Bowell McLean Motor Company Limited that a five year term is not suitable for their needs and they request consent to the re-wording of the sub-lease to include the following:-

"The Lessee shall have the right to sub-let the aforesaid parcel or tract of land to Bowell McLean Motor Company Limited for the balance of the Lessee's term."

There would appear to be no objection to the sub-lease of the property for the balance of the Lessee's term and it is therefore,

RECOMMENDED

That the sub-lease be amended to read, "The Lessee shall have the right to sub-let the aforesaid parcel or tract of land to Bowell McLean Motor Company Limited for the balance of the Lessee's term."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Lease Renewal
Portion of the W/S of Granville Street, South of 66th Ave.
Formerly the Easterly 10' of Lots 1-3 of Lot 2 of Blk. 4
& Lot 1 of Blk. 5, D.L. 325

The Supervisor of Property and Insurance reports as follows:-

"A widening strip, formerly the Easterly ten feet of Lots 1 to 3 of Lot 2 of Block 4 and Lot 1 of Block 5, D.L. 325, was dedicated to the City of Vancouver in April 1964, for the widening of Granville Street. The strip was leased back to the owner, Standard Oil Company, for a ten year term expiring on July 31, 1974, subject to six months' notice of cancellation if required for civic purposes.

In response to a request by the Lessees, the City Engineer has advised that he approves a further ten year lease under the same terms as contained in the present lease. It is,

RECOMMENDED

That that portion of Granville Street which formerly comprised the Easterly ten (10) feet of Lots 1 to 3 of Lot 2, Block 4, and Lot 1 of Block 5, D.L. 325, be leased to Standard Oil Company of B.C. Limited for a further ten year term commencing August 1, 1974, subject to the same terms as contained in the present agreement, at the nominal sum of \$10.00 for the term."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

Board of Administration, July 19, 1974(PROPERTIES - 2)

3. Right-Of-Way Easement, D.L. 6330
Situated S/S False Creek, East of Granville Street

The Supervisor of Property and Insurance reports as follows:-

" District Lot 6330 is part of the overall False Creek properties conveyed from the Provincial Government to the City of Vancouver on November 7, 1969. The Agreement provides that the City is bound by the terms of a right-of-way easement between the Government and the B.C. Hydro with respect to power, transmission and telephone lines. The Provincial Government and the Hydro have requested that the existing agreement be cancelled and a new agreement be entered into between the City and the Hydro directly. This will simplify the record keeping of all parties in the future. It is therefore,

RECOMMENDED

That a new easement agreement, satisfactory to the Director of Legal Services, be entered into between the City and British Columbia Hydro and Power Authority. The agreement to contain generally the same conditions and terms as that in the existing agreement, between the Government and the Hydro, with the following exceptions:-

- a.) That the City accept a lump sum payment of \$166.67 instead of an annual payment of \$10.00.
- b.) That the agreement contain a clause requiring Hydro to indemnify the City from any negligence of the Hydro in connection with their rights under the agreement."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

4. Lot 95, D.L. 339
Situated 6700 Block Arlington Street

The Supervisor of Property and Insurance reports as follows:-

"A request has been received from W. & R. Properties Ltd (formerly Southland Development Ltd), for an extension of time in which to commence construction of their development in Champlain Heights.

On October 17, 1972, City Council approved the sale to the Company, of Lot 95, D.L. 339, situated on the West Side of Arlington Street in the 6700 Block.

A condition of this sale was an option to repurchase in favour of the City should construction of this project fail to commence by April 16, 1974, after which date the City to have three months in which to exercise its option.

The Company has encountered various delays, with the recent building trades' strike adding considerably to their difficulties. However, most problems have been resolved and a recent inspection of the site confirms that excavations are completed, with some concrete poured for the footings.

As the Company has given every indication of proceeding with the development as quickly as possible, and as the reasons for the delay appear justified, it is,

RECOMMENDED

That W. & R. Properties Ltd be granted an extension of six months to October 16, 1974, in which to reach the required stage of construction, with the City having three months from that date in which to exercise its option. This extension to be subject to any documentation deemed necessary by the Director of Legal Services."

Cont'd . . .

Board of Administration, July 19, 1974(PROPERTIES - 3)

Clause 4 (cont'd)

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

IN THE EVENT COUNCIL DOES NOT WISH TO EXTEND THIS OPTION, THE COMPANY REQUESTS TO APPEAR AS A DELEGATION TO THE NEXT COUNCIL MEETING TO SUPPORT THE EXTENSION REQUEST.

5. National Harbours Board Lease
Adjacent to Stanley Park

The Supervisor of Property and Insurance reports as follows:-

"On June 11, 1974, City Council approved the recommendation of the Standing Committee on Waterfront:

'That the City advise the National Harbours Board that it wished to renew the lease of 8,936 square feet adjoining Stanley Park for a nominal sum of \$100.00 per year.'

When the original lease was drawn by the National Harbours Board in March of 1954, an error was made in the square footage, as approximately 4,921 square feet of the 8,936 square feet total was already included in the Stanley Park lease. This error will be corrected by the National Harbours Board when the renewal lease is drawn, and the size of the leased area will therefore be reduced to 4,015 square feet.

The National Harbours Board by letter dated July 4, 1974, has advised that their stated nominal rental of \$100.00 was in error. Nominal rental on leases held by the City and being used for municipal purposes, has recently been established at \$150.00 per year. It is therefore,

RECOMMENDED

That the resolution approved by City Council on June 11, 1974, be amended to read, 'That the City advise the National Harbours Board that it wishes to renew Lease No. V1238(2) at the reduced square footage of 4,015, being an area adjoining Stanley Park, for a nominal sum of \$150.00 per year.'

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

CONSIDERATION

6. Surrender of Lease -- South Foot of Main Street Between
Kent Avenue South & the Fraser River
City of Vancouver to Evans Products Company Limited

The Supervisor of Property and Insurance reports as follows:-

"The South Foot of Main Street between Kent Avenue South and the Fraser River is leased to Evans Products Company Limited for a term expiring August 31, 1979, subject to 12 months notice of cancellation. Evans Products is in the process of finalizing sale of their property to Block Bros. Contractors and on April 19, 1974, applied to the City for consent to assign their lease of Main Street.

City Council on May 28, 1974, approved the recommendations of the Standing Committee on Waterfront that Evans Products be served 12 months notice to vacate the lease area. Accordingly, the Property and Insurance Office issued the notice to vacate requesting vacant possession on or before July 1, 1975.

Cont'd . . .

Board of Administration, July 19, 1974(PROPERTIES - 4)

Clause 6 (cont'd)

A formal request has now been received from Evans Products for an immediate surrender of the current lease due to the fact that the proposed assignment of the lease and further development cannot now be accomplished.

The Supervisor of Property and Insurance has reviewed the Lessee's request for an immediate surrender of the subject area and is of the opinion that they have a valid reason in view of recent developments. Date of surrender to be July 1, 1974.

This matter is submitted to Council for,

CONSIDERATION"

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 885

WORKS AND UTILITY MATTERS

B-1

CONSIDERATION

1. Water Street Beautification - Basis of Assessment

The Acting City Engineer reports as follows:

"Council on 9 July 1974 considered a report of the Director of Planning and the City Engineer 'Water Street Beautification Programme' which included among its recommendations:

- 'c) THAT the property owners' share be assessed on the basis of their frontage along Water Street.'

Council also heard one of the property owners, Mr. Bodnar, who pointed out that his property was substantially shallower than most and felt it would be inequitable to assess it at the same rate per front foot as the full depth lots. The above recommendation was referred back for further report 'to include alternatives.'

Recommendation "C" encompassed two points. One was that the extensions of the brick walks etc. for short distances along the side streets and the development of the lane north of Water Street were incidental to the work on Water Street rather than having a justification and a benefit of their own. It was recommending, therefore, that the property owners' share of these costs should be assessed along with the Water Street costs.

The other point was that the distribution of the Water Street costs among the parcels should be on a front foot basis. This is the point in question.

The probable benefits of the beautification to the abutting properties would be that the more attractive appearance of the street surface and furniture would complement and enhance the appearance of the buildings and would also attract more pedestrians to the area. Both of these seem reasonably to be related to the extent of the building which would be so enhanced and which would be exposed to those pedestrians.

It can also be argued that the frontage which any parcel presents to Water Street 'creates a need' for a corresponding amount of the beautification works, and that assessment by frontage is therefore equitable.

The lots abutting Water Street range in depth from 100 feet to about 143 feet, with the exception of a few lots on the south side where Water Street meets Cordova Street. These are less than 100 feet deep, tapering down to only 10 feet. (See sketch attached.) The above arguments for assessing by frontage are probably valid for the normal range of lot depths, but some adjustment may be indicated in the case of the unusually shallow lots.

Possible approaches are:

- A. Give no relief, assessing strictly by frontage.
- B. Reduce the assessable frontage in the same proportion as the average depth is less than 100 feet. This would be, in effect, the assessment of these shallow parcels on the basis of area. (See table below.)
- C. (A middle position between '1' and '2') reduce the assessable frontage by one-half of the proportion which the average depth is less than 100 feet.
- D. (A more generous compromise than '3') reduce the assessable frontage by three-quarters of the proportion which the average depth is less than 100 feet.

Clause No.1 continued

Comparing these four:

AVERAGE DEPTH	PERCENTAGE OF FRONTAGE ASSESSABLE			
	"1"	"2"	"3"	"4"
100 feet	100 %	100%	100%	100%
80	100	80	90	85
60	100	60	80	70
40	100	40	70	55
20	100	20	60	40

Other formulae could be devised but simplicity is desirable and the above alternatives seem to cover an appropriate range."

The above report is submitted for Council's CONSIDERATION.

2. City Bridge Study

The City Engineer reports as follows:

"On March 19, 1973, Council approved a study by a consultant to determine if the City-owned bridges can carry the heavier vehicular loads permitted under the B. C. Department of Highway regulations and also the vehicular loads which would result from a public transit system requiring rails.

The consulting Engineering firm of Choukalos, Woodburn, McKenzie, Maranda Ltd. was retained to make the study after receiving submissions from three consulting Engineering firms. The results of this firm's study are contained in two reports which are available in the City Clerks office.

Comments by the Engineering Department on the Consultant's findings will be contained in subsequent reports to Council. "

The above report is reported to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 885

Department Report, July 19, 1974 (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

CONSIDERATION

1. Tattoo Parlours

City Council, at its meeting of May 14, 1974, did not uphold the recommendation of the Medical Health Officer that no new Tattoo Parlour licenses be granted in the City of Vancouver. Council passed the following resolution:

"THAT Mr. Bryan Zuk be granted a license to operate a tattoo parlour until the end of the year at which time the matter be reviewed and a report be submitted by the Medical Health Officer."

The Medical Health Officer reports as follows:

"Since the Council decision of May 14, the following happened:

- (1) There has been an additional request to the City License Inspector for the operation of a Tattoo Parlour. This has not been acted upon due to the specific nature of the Council resolution of May 14, and the desire to clarify Council policy more adequately in this matter.
- (2) Mr. Bryan Zuk has completed renovations to his premises to meet Health Department requirements. Consistent with the discussion before Council, an investigation of the dyes has taken place, and it is established that Mr. Zuk's red dye contained over 60% mercury sulphide. The use of this material was established in scientific literature to be the cause of light sensitive allergic reactions whereby the red portion of tattoos swell up in the sunlight often requiring surgical removal. Mr. Zuk has been advised to seek an alternative red dye and further tests by the City Analyst's Laboratory will be necessary to determine whether alternative dyes also contain mercury. The knowledge that red dye contained mercury was not known to Mr. Zuk as the supplier did not identify the composition. One of the two other tattoo parlours was using a mercury-based red dye. He has been requested to change to a mercury-free red dye.
- (3) Information from the B. C. Hospital Insurance Service has indicated that in the last full year of analyses of hospitalizations (1972) tattoo related skin diseases totalled 28, with 20 of the 28 hospitalizations occurring in Greater Vancouver hospitals. To investigate this more adequately by reviewing individual patient records will require several weeks because access to records will have to be negotiated. It is not known whether these hospitalizations were related to the use of tattooing in covering unsightly skin defects or whether they were related to actual tattoo complications or for surgical removal.
- (4) There has been consultation with the Law Department indicating that the City in regulating tattooing would be able to insist on proper sterilization and other sanitary techniques to prevent infection. It is also possible to prohibit certain dye ingredients (although this would have to be checked by the City Analyst's Laboratory periodically). It is possible for children under the age of full majority to be excluded from

cont'd

Clause No. 1 (cont'd)

the tattoo procedure and for a registry of customers, giving name, age, etc., to be required. This latter measure would permit establishing any connection between infection and any individual operator. After discussion, it was considered impractical to prevent individuals under the influence of alcohol and drugs from being tattooed. Although alcohol is a significant factor in reports from other centres, the policing of this would be impossible and, therefore, it would be impractical to include this in any By-law.

In view of the foregoing and on the assumption that Council has decided not to prevent the practice of tattooing in the City of Vancouver, I would like guidance on the following alternatives:

- (i) No more tattoo licenses be granted in the City until a fuller investigation establishes the experience in British Columbia. If no further tattoo licenses are granted, then it would be possible with only three operators in the City to monitor their methods consistent with the foregoing concerns so as to minimize the danger of infection or allergy. The occasional development of tumours would not, of course, be prevented by any supervised and regulated tattooing.
- (ii) Adopt a policy of permitting additional tattoo licenses. If this were the case, then it would be necessary to establish a By-law, and, accordingly, it is requested that Council instruct the City Law Department to prepare a Tattoo Parlour By-law including the features under (4) above. "

The foregoing report is submitted for Council's CONSIDERATION

FOR COUNCIL ACTION SEE PAGE(S) 886

Department Report, July 19, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application No. 66503
3114 East 49th Avenue (South-east Corner
of 49th Avenue and Kerr Street)

The Director of Planning reports as follows:

Shell Oil Canada Ltd. has filed Development Permit Application No. 66503 to alter the existing gasoline service station on this site and to use it as a self-service operation.

The alterations include minor exterior alterations to the existing building, new canopy and new pump islands.

The site is located at the south-east corner of 49th Avenue and Kerr Street and is in a C-1 Commercial District.

The building was constructed in 1958 and a development permit was issued in 1970 after consideration by City Council permitting alterations to the development.

Less than 10% of existing gasoline service stations in the City are now self-serve.

The gasoline service station policy as adopted by City Council in October 1968 permits the alteration of the existing gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that the Development Permit Application No. 66503 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the alterations to the existing gasoline service station and the use of it for a gasoline service station (self-service), subject to the following conditions:

1. All landscaping is to be maintained in accordance with the approved drawings at all times.
2. The development, including the use of all open portions of the site, is to be maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

IT IS RECOMMENDED THAT Development Permit Application No. 66503 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

INFORMATION

2. Re Demolitions: Odium Drive/Kitchener Street

The Director of Legal Services and the Director of Planning report as follows:

"On June 11th, 1974, Council passed the following resolution:

'THAT the Corporation Counsel and the Director of Planning report to Council in two weeks on interim measures for a temporary period, to prevent the demolition of residential properties in the area Clark Drive to the Industrial-zoned boundary East of Clark, Hastings to Broadway.'

The only provisions in existence in the Charter respecting demolitions and our power to control them was legislation

Cont'd . . .

Department Report, July 19, 1974 (BUILDING - 2)

Clause #2 continued:

obtained at the last session of the Legislature relating to heritage buildings. Any person wishing to demolish a building has every right to apply for and obtain a demolition permit and, upon payment of his fee, and on complying with any regulatory by-laws, he would be entitled to his permit. We do not have in our Charter at this time any specific power which would accomplish the intent of Council's resolution.

Rezoning, as a means of controlling land use in the general interest of the City, might well discourage demolition by controlling the form of development which would replace the existing development, but this, of course, cannot apply where a Development Permit has already been applied for or issued under the existing zoning. The only firm method of clearly preventing demolition for a specified period of time to preserve rental accommodation would be to acquire the sites in question and continue their existence until such a time as might be determined by Council and then dispose of the sites for ultimate redevelopment."

The foregoing report is submitted by the Director of Legal Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 887

FINANCE MATTERS

B-7

RECOMMENDATION

1. Federal Winter Capital Projects Program Financing

The Director of Finance reports as follows:

"Under the Federal Winter Capital Projects Program the City is assisted in constructing capital facilities and, in some cases, can borrow funds from the Federal Government at preferred rates. In most of the projects the City receives forgiveness of a portion of the labour cost incurred. Council some time ago approved various projects for inclusion in the program and the Federal Government approved these projects. Such items as a portion of the VanDusen Gardens, beach and park restoration, False Creek Seawall, Granville Mall, streets work, etc. were the items approved.

The procedure with the Federal Government requires that the City do the work, apply for a combination of loan and forgiveness from the Federal Government, and finally issue debentures for the loan portion. The loan portion does not present any problem as it is a part of our Five Year Plan and effectively results in the City obtaining a preferred interest rate compared to having to borrow the same amount in the bond market.

The procedure results in the City temporarily borrowing money from the Federal Government prior to the actual issue of a debenture or the reimbursement of the forgiveness of labour amount. During this short period of time the City is in a borrowing position with the Federal Government and our Charter requires us to provide coverage of such borrowing, similarly to the temporary borrowing by-law and authority used by the City prior to the main property tax money coming in during July.

The Director of Legal Services has prepared the attached by-law authorizing the temporary borrowing. I am recommending that Council provide for the temporary borrowing by appropriating \$2,000,000 of revenue surplus and through estimated forgiveness. This is only a temporary use of revenue surplus and does not result in its expenditure.

I therefore RECOMMEND

- A. That Council approve the attached by-law from the Director of Legal Services, and
- B. That Council approve the appropriation of \$2,000,000 of revenue surplus as temporary financing backup for amounts to be borrowed from the Federal Government under the Winter Capital Projects Program, pending forgiveness of the approved portion of the labor content and/or the issuance of regular City debentures to the Federal Government."

FOR COUNCIL ACTION SEE PAGE(S) 238

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

July 4, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the #1 Committee Room, third floor, City Hall, at approximately 10:30 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Gibson
Alderman Massey

ABSENT: Commissioner DuMoulin

CLERK: Marnie Cross

RECOMMENDATION1. Pollution 'Status Report'

The Chairman advised that he had requested the City Engineer to prepare a report on pollution sources and controls which would bring the committee up to date with respect to the status of pollution control in Vancouver. The City Engineer has submitted a report dated April 25, 1974, dealing with pollution under the following headings: noise, air, sewage and oil pollution.

Noise Pollution:

The Committee noted that the Greater Vancouver Regional District had obtained draft Letters Patent for their Noise By-law and that if the by-law comes into effect, City and Municipal By-laws will cease to exist. Mr. R. C. Boyes, Assistant City Engineer, Engineering Planning and Control, advised that the G.V.R.D. draft Letters Patent excluded vehicular noise. A Technical Sub-Committee under the Chairmanship of the City of Vancouver's Medical Health Officer was set up to review the draft Letters Patent, including the possibility of the Municipalities proceeding on their own.

The Committee felt that the G.V.R.D. Technical Sub-Committee should review the draft Letters Patent, with the City Engineer reporting back to the Committee on the results of the study, indicating whether any elements of noise pollution with respect to the City of Vancouver have been missed, i.e. if vehicular noise is excluded, the Committee would have to discuss how to control truck noise. Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, reported that the Engineering Department was presently preparing a report on truck routes in the City which would have a bearing on the control of truck noise.

Air Pollution:

Mr. Boyes stated that the Provincial Pollution Control Act, administered by the G.V.R.D., governs air pollution. This legislation became a G.V.R.D. responsibility in 1972 at which time the City of Vancouver air pollution control staff were transferred to the G.V.R.D. Mr. Dobell advised that as a check on the enforcement on air pollution, a monitoring system of sampling has been set up. The data is available and the City of Vancouver periodically gets the results.

cont'd ...

Standing Committee of Council on Waterfront & Environment . . . 2
July 4, 1974

Clause No.1 continued

Sewage Pollution:

Mr. Dobell advised that sewage pollution is controlled in the following ways:

- The Department of Permits and Licenses, through the Industrial Wastes section, regulates the discharge from commercial and industrial premises.
- The Health Department monitors pollution of public beaches and reports to Council. The Medical Health Officer has prepared a report on swimming beaches.
- Environment Canada enforces problems falling under Federal jurisdiction, including pollution of 'waters frequented by fish'.
- The Pollution Control Board operates under the Provincial Pollution Control Act which requires that all sewer outfalls be registered. New sewer construction must be approved by this agency.
- The G.V.R.D. operates treatment plants and deals with pollution control at the treatment level i.e. quality of sewage being discharged into the system.

The Committee was advised that the G.V.R.D. is preparing guidelines and setting standards on sewage pollution. It was the feeling of the Committee that the Medical Health Officer and representatives of the G.V.R.D. should be invited to a future meeting when pollution is discussed.

In response to a question from the Chairman, Mr. Dobell indicated that there was only one outfall in the City of Vancouver along the Fraser River below Marine Drive, which discharged raw sewage.

Mr. Dobell advised that any treatment at Iona Island would be financed by the City paying an assessment to the G.V.R.D.

With respect to toxic waste disposal, the Committee was advised that the G.V.R.D. and the City have standards to regulate the discharge into the sewers.

The question of combination storm and sanitary sewers was discussed. If there is no rainfall, there is 100% discharge to Iona Island. After a heavy rainfall, there is an increase in overflow. The only way to eliminate the overflow would be sewer separation which at the moment is only provided for in certain critical areas of Vancouver close to the water, i.e. West End and False Creek.

With respect to debris floating in the Fraser River, the Committee was advised that this was the responsibility of the North Fraser Harbour Commission.

Oil Pollution:

City officials have met with representatives of Environment Canada to establish a co-ordinated communication system so everyone is notified immediately an oil spill occurs. Cost sharing arrangements for clean up of oil spills still has not been agreed upon. The Committee feels that oil spills are the responsibility of the Federal Government and they should be required to pay for the clean up. It was suggested that the Federal Government should be the storehouse and provide the machinery necessary for the clean up.

cont'd ...

Standing Committee of Council on Waterfront & Environment 3
July 4, 1974

Clause No.1 continued

It was pointed out that the problem of litter pollution was not included in the City Engineer's report. It was felt that perhaps a by-law could be written to make the merchants responsible for the cleanliness of the street boulevard and sidewalks in front of their premises.

The Committee received a memorandum dated July 4, 1974, from the City Engineer requesting that the following be inserted in the report as part of the section relating to the Health Department's enforcement of Sewage Pollution [Sec. 4(b) on Page 4]:

"The Health Act regulations require all discharges too small for the Pollution Control Board (5,000 G.P.D.) to be approved by the Medical Health Officer. Developments on land not served by sewers must therefore have a disposal system approved by the Medical Health Officer. Other regulations under the Health Act permit the Medical Health Officer to order abatement of pollution to land ditches and waters."

RECOMMENDATIONS

THAT the City Engineer prepare a comprehensive report on pollution for submission to the Standing Committee on Waterfront and Environment at the beginning of September, 1974; such report to include:

- the results of the G.V.R.D. Technical Sub-Committee report on Noise By-law as it relates to noise pollution in the City of Vancouver
- whether or not the degree of enforcement by the G.V.R.D. with respect to air pollution is satisfactory
- what would need to be done to expedite the program of sewer separation
- what would need to be done to expedite the elimination of the sewer outfall along the Fraser River which discharges raw sewage
- what could be done to eliminate floating debris in the Fraser River
- what could be done to enforce litter pollution

FURTHER THAT the Mayor be instructed to write to the Federal Government to obtain assurance that they would take executive and financial responsibility for all oil spills in navigable waters and on the shorelines; such correspondence to offer the City of Vancouver's assistance in any way possible in the clean up of oil spills.

2. Correspondence

The Committee considered an extract of the Minutes of the Standing Committee on Civic Development held on June 6, 1974, with respect to major planning reports which had to be dealt with at the Standing Committee level in 1974.

It was the feeling of the Committee that the Standing Committee on Waterfront and Environment should be taking a leadership role in any studies having to do with waterfront areas i.e. the Harbour Park and Marathon developments. With respect to the Champlain Heights area it was hoped that provision for access could be made from the residential areas to the Fraser River waterfront.

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Standing Committee of Council on Waterfront & Environment 4
July 4, 1974

Clause No.2 continued

RECOMMENDED

THAT the Director of Planning be requested to appear before the next meeting of the Committee to discuss the various reports coming forward from the Planning Department with respect to waterfront areas.

The meeting adjourned at approximately 11:35 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 292

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

July 4, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, July 4, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Gibson

ABSENT: Alderman Marzari
Alderman Hardwick

CLERK: H. Dickson

There being no quorum present the following report is submitted for Council's consideration.

RECOMMENDATION

1. Day Care Centre at Burrard View Park

Mr. Murray Stark of Day Care Information Centre appeared to request that the City pay the costs of servicing (including sewer, water, electrical and gas) a Day Care Centre at Burrard View Park, bounded by Wall, Yale, Slocan and Penticton Streets, as has been the practice on other day care centres in the City.

Following discussion it was

RECOMMENDED

THAT the City pay the costs of installing sewer, water, electrical and gas services to the Day Care Centre at Burrard View Park.

INFORMATION

2. Delays Encountered by People Applying for Mincome

The Committee on May 14, 1974, wrote to the Treasury Board on this matter and received the attached reply.

Mr. W. Hennessy, Community Worker at First United Church, addressed the Committee on this matter and presented the attached brief. He said he knows personally of at least 20 persons who have experienced serious delays in receiving their Mincome cheques upon becoming eligible.

He introduced Arlene Wilson of #306 - 917 Main Street, who told the Committee she was cut completely off welfare upon becoming eligible for Mincome March 4th, but to date she has not received a single Mincome cheque by mail.

She explained each time her monthly Mincome cheque is due she must report to the Issuing Office at 1538 West 8th Avenue and wait between two to three hours before collecting her cheque.

cont'd

Standing Committee of Council on Social Services 2
 July 4, 1974

Clause No.2 continued

Following discussion it was

RESOLVED

THAT the Committee write to the Minister of Human Resources expressing the view that the Committee feels that when an individual becomes eligible for Mincome, a procedure should be implemented immediately for his Mincome cheques to be mailed to him.

3. Lumberland Building Materials Limited - Request to Acquire City Land

Mr. Kenneth Peterson, Assistant General Manager of Lumberland Building Materials, appeared to discuss his company's interest in acquiring Lots 1, 2, 3 and 4 of Block 18, totalling approximately 200' x 60' adjacent to Lumberland Building Materials' establishment at Wall and Powell Streets. (See attached letter)

During discussion it was noted all four lots are included in plans now nearing completion for the Chimo Terrace playground. A representative of the Planning Department said the four lots in question being slated for a teenagers' recreation area covering about one-third the entire area of the Park.

It was also noted during discussion there is no other vacant land in the area which Lumberland might acquire for its parking lot.

Mr. Peterson said his company approached the City Property and Insurance Division two years ago with a view to purchasing the four lots for parking once renovations to their building were completed. He said parking is a critical aspect of the lumber business, and at present large trucks cannot get proper access to Lumberland. He said a parking lot would remove trucks which now must park along the street.

Following discussion it was

RESOLVED

THAT the comments from Mr. Peterson of Lumberland Building Materials and those from representatives of the Planning Department be received and that a decision on this matter be reserved until the final plans for the Chimo Terrace Park are submitted to the Social Services Committee.

RECOMMENDATION

4. Factory-Built Buildings (Mobile Units)

The Committee had before it for consideration the attached report of the Director of Permits & Licenses dated June 24, 1974, on this topic.

During discussion it was revealed by the City Building Inspector Mr. Matheson, that the Provincial Government contacted his department twice by telephone prior to calling tenders for supply of a number of such buildings which will be situated in Vancouver for day care centre use. However, the Department has not seen any plans for these buildings.

Standing Committee of Council on Social Services 3
 July 4, 1974

Clause No.4 continued

Mr. Matheson said he told the Provincial Government representative that if the buildings are supplied by a manufacturer from outside B. C., they probably will not meet City requirements and that there is only one manufacturer in B. C. whose product meets Canadian Standards Association's (CSA) requirements.

Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources, advised that seven companies bid on the contract to supply these units to the Provincial Government and that a contract has been let.

Following discussion it was

RECOMMENDED

THAT Council request the Manager of the Provincial Government's Day Care Project to meet with the City Building Inspector to discuss the City's regulations on Factory-Built Buildings (Mobile Units) to prevent any irrevocable steps being taken.

INFORMATION

5. Downtown Eastside Residents' Association -
 Complaints of Rent Increases

The Committee on May 30, 1974, heard allegations of

- (a) an increase in rent of 20%, from \$75 to \$90 per month, on one day's notice, for one room, imposed by Ker and Ker, rental agents for the Orange Apartments, 341 Gore Avenue;
- (b) an increase of over 15%, from \$60 to \$70, imposed by the management for a room at the Olympia Hotel, 341 East Hastings Street;
- (c) an increase of about 19% from \$53 to \$63 for a room at the Colonial Hotel, 122 Water Street.

These complaints were referred by the Committee to Council, and Council on June 11, 1974, referred the three hotels back to the Social Services Committee.

Mr. Bruce Eriksen of D.E.R.A. told the Committee the complainant at the Orange Apartments has been given a refund of a rental increase above the 8% limit.

Following discussion it was

RESOLVED

THAT the Committee request Downtown Eastside Residents' Association to check tenants of the Orange Apartments, the Olympia Hotel and the Colonial Hotel, to determine whether rent increases above the 8% limit set by the Rent Stabilization Act have been refunded, and report back with this information to the Social Services Committee in two weeks.

6. Lee Building - 175 East Broadway

At the Committee's request Mr. S. Katsafanas, owner of the Lee Building, and his spokesman Mr. Nazos appeared to answer allegations of illegal rent increases.

cont'd ...

Standing Committee of Council on Social Services 4
 July 4, 1974

Clause No.6 continued

The Committee reminded the two gentlemen they had appeared before Council previously on this matter and were told to abide by the Rent Stabilization Act and the City's Bylaws. However, two complaints of rent increases above 8% have been received since then.

The Chairman emphasized strongly the Rent Stabilization Act regulations pertaining to rent increases and told Mr. Nazos and Mr. Katsafanas that the Lee Building must abide by the Act.

Mr. Nazos indicated that Mr. Katsafanas is losing money on the building and cannot afford to make necessary improvements to it.

Lionel Mercier of Mercier Appraisals & Investments told the Committee he has examined the financial status of the Lee Building and found that it is losing \$20,000 a year. He said Mr. Katsafanas is not in a position to continue renting the building. The Committee indicated its desire to examine Mr. Mercier's analysis of the building and he replied he would provide this information to the Committee.

Health Inspector Mr. C. Hutton reported the City Health Department checked the Lee Building on June 28, 1974, and found that nothing had been done since the previous monthly inspection save for one room being repainted by a tenant. He said a water pressure problem continues and one toilet will not flush. Moisture continues to be a problem in the building which also requires general redecorating and electrical work.

Mrs. Coplin, a tenant of the Lee Building, reported that Medical Health Officer Dr. Bonham recently inspected her suite, and following this inspection Mr. Katsafanas told her she would require a notice from the Medical Health Officer to stay in the building.

Following discussion it was

RESOLVED

THAT Medical Health Officer Dr. Bonham send a letter to Mrs. Coplin to the effect that her rented accommodation in the Lee Building, 175 East Broadway, meets City regulations.

7. Hotel East - Owners' Refusal to Accept Rent Cheques

The Committee previously heard the owners had given notice for tenants to vacate this building, 445 Gore Avenue, by June 30, 1974. The tenants, however, plan to remain in the building.

Mr. Larry Bantleman and Libby Davis of D.E.R.A. told the Committee the owners of the Hotel, which is being considered by the Standing Committee of Council on Housing for possible purchase, have now refused to accept tenants' rent for the month of July and have told the tenants the Hotel is now closed.

The Committee advised that tenants should not give up their tenancy and that a trust fund bank account should be opened by the tenants as a Committee and rental deposited in the account. It was explained that in order for the owners to take possession of the building an application must be made to Small Claims Court for possession.

cont'd ...

Clause No.7 continued

The landlord is not permitted to discontinue electricity or water or lock tenants' doors in the building before the Judge has issued a notice of possession to the owners.

Following discussion it was

RESOLVED

THAT the Chairman of the Standing Committee on Social Services write in English and Chinese to the tenants of Hotel East, in care of Downtown Eastside Residents' Association, 616 East Cordova Street, explaining the tenants' legal position and recommending that they form a Committee, open a bank account and deposit their rent.

8. Downtown Eastside Residents' Association -
Proposal for Carnegie Library at Main and Hastings Streets

The Committee had before it for consideration the attached proposal that the Carnegie Library be sold to the Provincial Government for renovation and subsequent use as an office for City and Provincial Government Departments.

During discussion it was pointed out that the building had recently be advertised for sale by the City in accordance with Council's motion of April 23, 1974.

Following discussion it was

RESOLVED

THAT Downtown Eastside Residents' Association examine the building and come forward with a more detailed proposal for its use.

It was

RECOMMENDED

THAT the Carnegie Library not be sold by the City.

9. Downtown Eastside Residents' Association -
Neighbourhood Improvement Program in the Downtown Eastside Area

The Committee had before it for consideration the attached proposal from D.E.R.A. for a Neighbourhood Improvement Program in the area bounded by Main, Heatley, Hastings and the rail tracks on the north.

Following discussion it was

RESOLVED

THAT Downtown Eastside Residents' Association consider its proposal more carefully and come before the Standing Committee on Social Services again with a more detailed proposal.

The meeting adjourned at approximately 3:10 p.m.



PART
REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 4, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday July 4, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Volrich
Alderman Linnell

ABSENT: Alderman Harcourt

CLERK TO
THE COMMITTEE: Marilyn Clark

RECOMMENDATION

1. Position of Chief License Inspector

The Committee had for its consideration a Board of Administration report dated May 23, 1974, on the position of the Chief License Inspector.

With the retirement of the Chief License Inspector, Mr. M.M. Harrell, on May 6, 1974, City Council on May 7, 1974 received a recommendation from the Board, that effective June 1, 1974 the position of Chief License Inspector and Business Tax Collector be abolished and that that title be transferred to Dr. H. Bryson, the Director of Permits & Licenses.

In dealing with the recommendation City Council resolved that the first paragraph of the recommendation of the Board of Administration be referred back to the Finance and Administration Committee for further consideration and report, and that Dr. Bryson be appointed Acting Chief License Inspector and Business Tax Collector in the interim.

The Board report noted that the license inspection function has been an integral part of the Department of Permits and Licenses since its inception. The Administrative function of the License Branch is under the supervision of the Department's Administrative Officer who reports to the Director, providing overall administrative control. Some of the inspections, formerly undertaken by the Chief License Inspector and Business Tax Collector are now being undertaken by the District Inspectors leaving a smaller number requiring adjudication at a higher level. The City License Inspector, it was noted, would undertake some of these and assist the Director in carrying out an overall review of By-law requirements and advise the Director on any changes considered necessary, thus relieving the Director of many day-to-day details which fall within prescribed policy.

The report noted that the license inspection function combined with the need for overall supervision of the total department, requires the Chief License Inspector and Business Tax Collector position to be vested in the Director of Permits and Licenses.

Cont'd....

Standing Committee of Council
on Finance and Administration 2
July 4, 1974

Clause 1, Cont'd.

Following discussion, your Committee,
RECOMMENDS
approval of the Board of Administration recommendation:

THAT the position of 'Chief License Inspector and Business Tax Collector' be vested in the Director of Permits and Licenses in order that he may discharge the Statutory Duties of the position as required by Part VI of the Vancouver Charter,

FURTHER, that an Assistant Director be reclassified as Deputy Director, to assume the Director's responsibilities in his absence.

INFORMATION

2. 1976-80 Five Year Plan

Your Committee had for its consideration, a report of the Director of Finance on the 1976-80 Five Year Plan which itemized the submissions of Civic Departments and Boards and Community Organizations. The report also covered the economic and financial implications to the City of a 1976-80 Five Year Capital Plan. The detailed submissions of the Departments, Boards, and Community groups were submitted under separate cover in a booklet entitled, "1976-80 Capital Programme."

It was noted at the outset that a review team composed of senior Civic Officials representing the Department of Finance, the City Planning Department, the City Engineer, the Social Planning Department, and the Board of Parks and Public Recreation had examined these submissions. Their report will be prepared in time for the July 18 meeting of this Committee. The review team have categorized the submissions by priority.

Discussions in Committee on this day, centered around the philosophy and wisdom of Five Year Capital Programmes; the review process in general, and the schedule for this summer and fall so that public opinion could be sought prior to the Five Year Plan going to the electors in the November Civic Election.

The Chairman agreed to prepare a schedule for the compilation of the plan, taking into account the necessary Committee review, Council approvals and public participation.

In discussing his report, the Director of Finance noted that his outlook was based on the assumption that there would be a continuation of the inflation trend of the period 1967 through 1974, not the inflation trend presently being experienced in the shorter 1973-1974 term. It was his contention that a Five Year Capital Plan is not supportable if the present inflation rate continues. On the other hand, he notes the continuation of the 1967-74 level of inflation although meaning a continuing high cost of money, would also mean increased revenues available to support all costs of Municipal Government including debt servicing costs.

The Director of Finance emphasized that Annual Debt Charges are a major item in the operating budget. Therefore, the Committee must determine what level of borrowing can be supported by the taxpayers. He recommended to the Committee that they should first establish an upper limit in dollars for the size of the plan and then determine the projects that could be included within that

Cont'd....

Standing Committee of Council
on Finance and Administration 3
July 4, 1974

Clause 2, Cont'd.

upper limit. He suggested that it would seem a valid policy to establish some percentage, such as 15 percent of the net operating budget, as a limit over which debt charges should not rise.

The Director of Finance's Report included various options ranging from an \$80,000,000 1976-80 Five Year Plan to a \$150,000,000 1976-80 Five Year Plan, and in each case indicated the effect of that option on the debt charges (as percent of revenue); on the Debt Charges Equalization Fund and on the increase in the annual rate of debt charges borne by the average single family residence.

The Committee discussed the merits of changing the structure of five year capital programs to the extent that a long range five or ten year program would be a very flexible plan with only the first year or two of the plan firm, and subject to review by Council annually or bi-annually. These reviews would then firmly determine the next short term period within the five or ten year plan. The Director of Finance pointed out that long range capital planning causes no difficulty when the economy is stable; however, we do not have a stable economy.

The Committee reaffirmed its interest in the "pay-as-you-go" philosophy whereby a part of the capital program is paid for each year out of current revenues and the desire was expressed to increase that amount of the capital budget being paid for out of the Revenue Budget. In his report, the Director of Finance noted that if a large 1976-80 Five Year Plan is required, then it would probably be impossible to proceed any further in the direction of "pay-as-you-go."

It was noted by the Committee that the report of the Director of Finance excluded the property owners share of local improvements when considering available revenues for supporting debt servicing costs, and treated the self-supporting waterworks utility separately from all other categories. It was also noted that no allowance was made for an expenditure for a major transit-transportation system in the Five Year Program under discussion, as neither costs nor cost sharing are known. It was suggested that perhaps some debt room should be left should the City be required to contribute capital funds to such a system.

Following a lengthy discussion, your Committee

RESOLVED

(a) to receive the report of the Director of Finance on the 1976-80 Five Year Plan; and

(b) that some type of informational brochure on the Five Year Plan should be mailed to the Voters along with their notice of poll in October, prior to the November 20 election.

3. Committee Meetings to Review Five Year Plan Submissions

It was determined that meetings of this Committee should be held on July 18 and July 25 to study the report of the Staff Review group on the 1976-80 Capital Program and that Departments and Boards would be invited to discuss their particular submissions. Both these meetings will begin at 12:30 p. m.

The Committee adjourned at approximately 3:30 p. m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

July 8, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No.2 Committee Room, third floor, City Hall, on Monday, July 8, 1974, at approximately 2:00 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Massey
Alderman Bowers

ABSENT: Alderman Pendakur

CLERK: M. Cross

INFORMATION

1. False Creek Rezoning

At the Public Hearing on June 27, 1974, City Council deferred consideration of Area Development Plans for Area 6 and Area 2 to the next meeting of Council. The following three reports were submitted to the Civic Development Committee for consideration prior to submission to Council:

- (a) Proposed Official Development Plan By-law for False Creek
- (b) Proposed Area Development Plan for Area 2 - Marathon lands
- (c) Proposed Area Development Plan for Area 6 - City-owned lands

Mr. D. Hickley, Assistant Director, Civic Development, went through the three reports describing the amendments which had been made since the meeting of June 27, 1974. The major changes to the three reports are as follows:

Official Development Plan

Page 15 - Sec. 2.1 (b) - this section, related to the maximum residential population, is deleted.

Sec. 2.1 (g) - this section on Noise Outdoor Environment relates to Site Planning and as such the section now becomes a new Sec. 1.1(a).

Page 34 - Sec. 6.1 (a) the section on Adequate Open Space will be rewritten into 2 parts

- (i) Open space shall be sufficient in area, size and continuity to provide openness between building complexes, and to serve the area population;
- (ii) Required public open space should not include school grounds, marinas, and water areas.

Sec. 6.2 (a) the section on Neighbourhood, Community and Public Parks is deleted.

Standing Committee of Council on Civic Development 2
 July 8, 1974

Clause No.1 (continued)

Page 42 - Sec. 7.1 (a) the section on Public Access should be reworded to: 'The waterfront edge shall be continuously accessible to the public around False Creek, except as approved by City Council for specific Area Development Plans.

Area Development Plan - Area 2

In the section on Overall Statistics two views were expressed with respect to the wording of Development areas

- (a) Not to exceed 51 acres, and
- (b) Approximately 51 acres (but not more than 52 acres).

Council would have to decide on the wording.

The section on Non-Residential Building should be changed from "Approximately" to "Not to exceed 1,500,000 sq. ft."

The explanation for Overall Statistics will be rewritten to be more specific re overall maximums noting that numbers in any particular neighbourhood can vary 10%, above or below, so long as they add up to the overall statistics. The explanation would not be needed on each page.

In the Area 2 Neighbourhoods Sections, Sec. 9 re Site Coverage in Neighbourhood Areas above 8th Storey Height may vary throughout. Mr. Hickley and representatives of Marathon will recheck the figures.

Area Development Plan - Area 6

In the section on Overall Statistics, in (1) Total Land Area, the word "approximately" is deleted.

In the section on the Spruce Neighbourhood, (7) Number of Buildings Above 8 Storeys should read "None (maximum is 3 storeys)".

With respect to the section on Heather Neighbourhood, Sec. 9 should read "Site Coverage in Development Areas above three-storey height - 7%."

Mr. Sutcliffe, Development Consultant, advised that since the meeting on June 27, 1974, discussions had been held with Thompson, Berwick Pratt & Partners and the Director of Planning to discuss some of the concerns expressed by Members of Council at the Public Hearing. Mr. Richard Rabnett of Thompson, Berwick Pratt & Partners appeared at the meeting and outlined possible solutions to some of these concerns.

After discussion the Committee

RESOLVED

THAT the proposed Official Development Plan, the proposed Area Development Plan for Area 2 and the proposed Area Development Plan for Area 6 be received.

The meeting adjourned at approximately 5:30 p.m.

REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL
SOCIAL SERVICES AND FINANCE & ADMINISTRATION

July 11, 1974

A joint meeting of the Standing Committees of Council on Social Services and Finance & Administration was held on Thursday, July 11, 1974 at 1:00 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Aldermen Bowers, Gibson, Harcourt, Linnell,
Marzari and Volrich

ABSENT: Alderman Hardwick

CLERK: H. Dickson

RECOMMENDATION1. Information Centres

The two Committees met jointly to consider the attached Board of Administration report dated July 4, 1974, which recommends:

- "(1) that the 13 Information Centres currently being funded by the City be funded until the end of 1974, (i.e., for rent, phone, heat, light, and associated expenses). This represents a grant of \$22,815, bringing the total nine-month grant for 1974 to \$41,535. See Appendix A for a breakdown by Information Centre;
- (2) after this time, no Information Centres in areas which elected Community Resource Boards in 1974, (i.e. Vancouver South, Kitsilano, Dunbar-West Point Grey, Hastings-Sunrise) will be eligible for civic grants;
- (3) Information Centres in areas electing Community Resource Boards in 1975 will be eligible for civic grants until three months after election of the Community Resource Board, at which time they become ineligible for funding;
- (4) the City should continue to support the Community Information Centre (Crisis Centre) and Downtown Information Service (Vancouver Public Library);
- (5) the City will fund no new Information Centres."

A letter on this topic from the Honourable Norman Levi, Minister of Human Resources, was received this day by the Committees and read by the Chairman. In it, the Minister comments as follows on the above recommendations of the Board of Administration:

"My response is as follows:-

- (1) Your continued funding until the end of 1974 is accepted. I realize that your different fiscal year will require discussion regarding financing for the three months to the end of our fiscal year.
- (2) I most certainly agree with this recommendation.
- (3) I am in agreement with this recommendation.
- (4) I am in agreement with this recommendation.
- (5) I agree with this recommendation.

cont'd

Standing Committees of Council on Social Services and 2
Finance & Administration, July 11, 1974

Clause No. 1 (cont'd)

I would hope to arrange to have an evaluation group look at the whole question. In view of the number of Information Centres that presently exist, and the pressures being brought on us to create additional Centres. "

It was noted the Department of Social Planning suggests Information Centres should be funded through the new Community Resource Boards as they are established. It was also noted the Provincial fiscal year ends in March, 1975, three months after the end of the City's fiscal year and this will mean some decision as to funding for the first three months of 1975 will have to be made.

A representative of an information centre requested that the City ensure the information centres will receive funding, from one source or another, for 1975.

The Committees agreed the functions of Community Resource Boards have not been established and there is consequently no guarantee they will be willing to fund information centres. There also remains to be established the relationship between the Community Resource Boards and local Area Councils.

It was suggested the City could retain some control over or input into information centres only by funding them or entering into a cost-sharing arrangement, however minimal the City's contribution might be.

There was also the suggestion the City's libraries could provide the services now provided by information centres.

The Committees questioned the assumption that information centres are a logical function of the Resource Boards when the functions of these Boards have yet to be established.

Alderman Rankin, who is Chairman of the Vancouver Resource Board, told the meeting the Provincial Act on Resource Boards has now been determined and will be the topic of discussion at the July 24th meeting of the Vancouver Resource Board with Human Resources Minister Norman Levi and that information centres could be discussed at that time.

Representatives of the Social Planning Department stated information centres are useful but they should come under the auspices of the Resource Board as the City is no longer responsible for provision of social services and that the Social Planning Department has not attempted an evaluation of the services of information centres, that each centre is unique, and that there is no definition of the functions of information centres.

The Committees expressed some hesitation on the City stating flatly that it will no longer contribute financially to information centres after the end of this year as the centres can serve useful functions for the City.

It was suggested that if the Human Resources Department does an evaluation of information centres, the City should have input to such an evaluation.

cont'd

Standing Committees of Council on Social Services and 3
 Finance & Administration, July 11, 1974

Clause No. 1 (cont'd)

RECOMMENDED

- (A) THAT the thirteen (13) Information Centres currently being funded by the City be funded until the end of 1974, (i.e. for rent, phone, heat, light and associated expenses). This represents a grant of \$22,815, bringing the total nine-month grant for 1974 to \$41,535;
- (B) THAT the City should continue to support the Community Information Centre (Crisis Centre) and Downtown Information Service (Vancouver Public Library);
- (C) THAT the Minister of Human Resources be asked to undertake an evaluation of information centre funding, operation and jurisdiction and that Area Resource Boards, the City's Social Planning Department, the Social Services Committee and the information centres themselves provide information for this evaluation.

The meeting adjourned at approximately 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 273

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

July 11, 1974

A meeting of the Standing Committee of Council on Social Services was held in #1 Committee Room, Third Floor, City Hall, on Thursday, July 11, 1974, at 2:00 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Gibson
Alderman Hardwick (Clauses 3 - 6 only)

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Landlord-Tenant Problem - 8692 French Street.

The Committee had before it for consideration the attached letter from Mrs G. Busch and a circulated letter from Mr. and Mrs F.J. Hart, of the above address, which outlined their complaints on the management of this building.

The Committee noted there appeared to be a conflict between the co-managers, leading to harassment of tenants of the building.

Following discussion it was
RESOLVED

THAT the Chairman write to the co-managers of 8692 French Street stating it is the view of the Committee that their conduct in harassing tenants is in violation of the Landlord-Tenant Act and advising them to cease behaviour which disturbs tenants.

RECOMMENDATION

2. Downtown Eastside Residents Association -
Rent Increases at Downtown Eastside Area Hotels.

Mr. Larry Bantleman of the Downtown Eastside Residents' Association appeared to request that the item regarding rent increases at the King Edward Hotel, 420 East Hastings Street be deferred to the next meeting of the Social Services Committee.

He added however, that it is DERA's understanding that tenants of the Hampton Hotel, 124 Powell Street, which the Committee dealt with on June 6th, will not receive refunds of rent increases above the 8% limit until after the Provincial Rentalsman becomes functional. The Committee informed Mr. Bantleman that Mr. Edwards, owner of the Hampton Hotel, had promised the Social Services Committee he would make refunds to tenants illegally levied increases of more than 8%.

Mr. Bantleman said that of the tenants who were living at the Olympia Hotel, 341 East Hastings, when the complaints were made, only two remain and it is unknown whether there are new rental rates exceeding the 8% limit.

He also stated rent increases at the Cobalt Hotel, 917 Main Street, are within the 8% limit but tenants did not receive the the required three months' notice.

He told the Committee, complainants of illegal rent increases at the Orange Apartments, 341 Gore Avenue, have been given refunds of the amounts exceeding 8%.

Standing Committee of Council
on Social Services, July 11, 1974 2

Downtown Eastside Residents Association -
Rent Increases at Downtown Eastside Area Hotels. (Cont'd)

He said one complainant at the Colonial Hotel, 122 Water Street, has been given a refund, but the Association is unaware as to whether all tenants at the Colonial entitled to a refund have received them. He added the Association could encounter difficulty in obtaining this information without official authorization by the City. Brief discussions ensued as to which City Department is regularly in the Downtown east side area.

RECOMMENDED

- (a) That the Social Services Committee write to Mr. Edwards, owner of the Hampton Hotel, 124 Powell Street, stating it is the Committee's understanding that he was to refund to his tenants any rent increases above the 8% limit set by the Rent Stabilization Act and that if this has not been done, the Social Services Committee will take appropriate action;
- (b) That the Social Services Committee write to the manager of the Olympia Hotel, 341 East Hastings Street, requesting that tenants charged rent increases of more than 8% be refunded the amounts exceeding 8% and that he provide to the Social Services Committee lists of rental rates both before the present tenants moved in as well as the present rental rates;
- (c) That the Social Services Committee write to the Manager of the Cobalt Hotel, 917 Main Street, explaining terms of the 8% limit on rent increases and the requirement of three months' notice of any rent increases and requesting the management to send to the Social Services Committee copies of notices of the latest rent increases at the Cobalt Hotel;
- (d) That the Management of the Colonial Hotel, 122 Water Street, provide to the Social Services Committee proof that any tenants charged rent increases of more than 8% since the beginning of this year have been refunded the amounts exceeding 8%, such information to be obtained by Public Health Inspector Carl Hutton of the North-Abbott Unit of the City Health Department.

RECOMMENDATION

3. West End Services Centre, 1650 Robson Street

The Committee had before it for consideration the attached report of the Board of Administration dated June 24, 1974.

At a previous meeting the Committee recommended that Council approve recommendations (c) to (m) of the Board report and defer recommendations (a) and (b) to this meeting for further consideration.

The Medical Health Officer, Dr. Bonham, presented the attached brief at the meeting, outlining the Health Department's position on the management of the West End Services Centre which is that the Management Team be retained and an Administrative Co-ordinator be appointed, rather than a Program Manager.

Senior Social Planner, Mr. D. Purdy, also presented a brief (attached) at the meeting, which states the Social Planning Department believes the roles of Facility Manager and Program Co-ordinator could be combined in one person, perhaps a senior professional person operating out of the Centre.

Cont'd..

Standing Committee of Council
on Social Services, July 11, 1974. 3

West End Services Centre, 1650 Robson Street (Cont'd)

Dr. Bonham spoke at length on this topic emphasizing that the Management Team can operate the Centre while a single person manager would have problems working in the five different jurisdictions which use the Centre.

Carlos Charles of the Department of Human Resources stated that it would not be wise for the Human Resources Department to commit itself as favouring a Manager for the Centre, when a West-End Resources Board has been established.

The representatives of the Health Department and Social Planning Department admitted they did not agree with each other's position as to the management of the West-end Services Centre.

The Committee noted Council has encountered difficulty in the past in amalgamating services as staffs have been reticent about such proposals.

It was stated a Manager, responsible for the entire Centre is necessary.

The Chairman of the Management Team for the North Unit stated that the North Unit Centre is beginning to function well after some initial start-up problems.

Following discussion it was
RECOMMENDED

- (a) The management team be established consisting of one representative each from the

City Health Department
City Police Department
Provincial Department of Human Resources
Provincial Correction Services

to: (i) undertake co-ordination and development of authorized programs

(ii) consider the needs of individuals and the community

(iii) report to the appropriate department with recommendations on the need for new or enlarged services

(iv) develop liaison with private and voluntary agencies operating in the West End

(v) meet with the Health Department Unit Services Supervisor as required to assist in budget preparation and to review and control expenditures.

- (b) The Chairman of the Management Team, to be named the Program and Facility Manager, to be appointed by the members of the Management Team and the Chairman to be the representative of the West End Services Centre on the larger "Burrard Service Area" management team.

4. Civic Grant Request - McLean Park Recreation Project.

The Committee had before it for consideration the attached report, dated June 24, 1974 from the Board of Administration in which the Director of Social Planning recommends an interim grant of \$4,155 for three months to Kiwassa Neighbourhood Services.

Contd....

Civic Grant Request - McLean Park Recreation Project.

A representative of the McLean Park Recreation Project told the Committee the program continues to operate despite the discontinuance of Local Initiative Project funds.

Mr. D. Purdy of the Department of Social Planning told the Committee the Social Planning Department feels the McLean Park Association's request for a program totalling \$14,443. is excessive and that the persons presently working with about 25 troublesome children in the area need assistance from Kiwassa Neighbourhood Services.

Following discussion it was
RECOMMENDED

1. That Council approve an interim grant of \$4,155.00 for a three (3) month period to Kiwassa Neighbourhood Services for the purpose of:
 - a. providing one full-time youth worker to the McLean Park project;
 - b. providing monies for the purchase of supportive staff time;
 - c. providing monies for program budgets.
2. That the grant should be disbursed on the following basis:

a. - one full-time staff @ \$650.00 per month	=	\$ 1,950.00
- 10% benefits @ \$65.00 per month	=	\$ 195.00
b. - 100 hrs. per month for support staff @		
\$2.50 per hr.	=	\$ 750.00
- 8% benefits @ \$20.00 per month	=	\$ 60.00
c. 5 hrs. per month consulting fee @ \$10.00		
per hr.	=	\$ 150.00
d. programs budget, transportation and supplies		
@ \$350.00 per mo.	=	\$ 1,050.00
TOTAL	=	<u>\$ 4,155.00</u>

C.A.P. Shareable	=	\$4,155.00
C.A.P. Recoverable	=	\$2,077.50
CITY SHARE	=	<u>\$2,077.50</u>
3. That Council approve the grant based on agreements between the the Director of Social Planning and Kiwassa Neighbourhood Services to the following:
 - a. that the grant be administered by Kiwassa Neighbourhood Services and all staff be accountable to them.
 - b. that Kiwassa Neighbourhood Services consult with the MacLean Park Residents Association regarding its involvement with youth in MacLean Park.
 - c. that the Social Planning Department assist the MacLean Park Residents Association and Kiwassa Neighbourhood Services to explore with the Department of Human Resources, avenues of on-going funding and report back to committee before the termination of the interim grant on the results of those discussions.
 - d. that the Social Planning Department in conjunction with Kiwassa Neighbourhood Services report back to the Social Services Committee regarding the progress and results of the MacLean Park youth project.

5. Lee Building - 175 East Broadway

The attached report from the Board of Administration was presented to the Committee for information.

It was
RESOLVED
THAT the report be received and filed.

6. Fairview Day Care Society - Hodson Manor.

A representative from the above Society appeared before the Committee to state there has been some delay encountered by the Society in its plans to operate a Day Care Centre in Hodson Manor, which was moved by the City recently to a new site at 1254 West 7th Avenue. The representative indicated the matter is now before the Board of Variance and requested an indication that the City favours use of Hodson Manor as a Day Care Centre.

Following discussion it was
RECOMMENDED
THAT Council re-iterate its feeling that Hodson Manor, 1254 West 7th Avenue be used as a Day Care Centre and that this desire be expressed to the Board of Variance with a suggestion that this matter be proceeded with as soon as possible.

The meeting adjourned at approximately 3:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 214

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 11, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday, July 11, 1974, at 2.00 p.m.

PRESENT: Alderman Bowers, Chairman.
Alderman Volrich,
Alderman Harcourt,
Alderman Linnell.

COMMITTEE CLERK: Marilyn Clark.

1. Aldermanic Indemnities.

The Committee reviewed a memorandum from Mayor Phillips dated July 3, 1974 in regard to increasing the present indemnity for Aldermen. The Mayor recommended in his memo that Aldermanic pay be increased to between \$12,000 and \$14,000 per year, to be effective January 1, 1975, so that members of next year's Council would be the first to benefit from the increase.

Considerable discussion centred around the proposal that Aldermanic indemnities should be 50% of the Mayor's indemnity; presently the indemnity is approximately 30% of the Mayor's.

It was
RESOLVED

THAT a decision on increased indemnities for Aldermen be deferred pending obtaining further information for comparison from other municipalities.

AND FURTHER THAT the Executive Assistant to the Mayor be asked to gather and tabulate this information for the Committee as soon as possible.

2. Sewer Separation on Private Property.

City Council, on June 25, 1974, when dealing with recommendations of the City Engineer and Director of Permits and Licenses in regard to sewer separation on private property, referred recommendations (i) and(ii) to the Standing Committee of Council on Finance and Administration for consideration.

"(i) The Plumbing By-law be amended to allow the City to pay the cost of separation of sewers on private property for one and two family dwellings and place this cost on the Tax Roll; the owner then having the option to repay the same in a manner similar to that which now applies to storm sewer connections (Sub-sections 1.6.4. and 1.6.5.)

(ii) That Council endorse the proposed action of the Director of Permits and Licenses and the City Engineer in their efforts to obtain the necessary sewer separation on private property and thus reduce pollution of storm water with sanitary sewage. "

Cont'd.....

2. Sewer Separation on Private Property (Cont'd)

The Committee had, for its information, a supplementary report from the City Engineer and Director of Permits and Licenses giving further information for its consideration this day.

(a) Maintenance of Separate Sewer Connections on Private Property in Existing Separate Sewer Areas.

The City Engineer reported that a situation exists in the Still Creek and Vivian Creek drainage area, where existing sewers were originally constructed as separate systems and property owners would have originally hooked-up to the sewer with separate sanitary and storm water connections. Because of deterioration in connections or because of improper connections, some of these private connections now carry storm water to the sanitary sewer or sanitary sewage to the storm system. In order to correct the overloading of the sanitary system and associated flooding problems, and to correct pollution problems in the storm water discharges, faulty connections on private property must be remedied.. The work involved is basically maintenance on private property and is in no way associated with the reconstruction of the City sewer system.

Following discussion it was
RECOMMENDED

THAT, where pollution is being caused from faulty connections or a defect in the sewer system on private property, the property owner be asked to bring his system up to City standards, the cost of such corrections to be borne by the property owner,

AND FURTHER THAT he be given the opportunity to have the cost of such corrections financed through the City, if he so wishes.

(b) Corrections to Storm Sewers in Existing Separate Sewer Areas.

In the Still Creek Drainage Area there are approximately 12,000 houses, many of which are not connected to the storm sewer system which was installed after the original sanitary installation. There is no connection fee involved; the storm sewer correction has been carried to the property line; the cost to the property owner would be for the line on his own property, estimated to be in the region of \$400 to \$800.

Concern was expressed by the City Building Inspector in regard to the present Plumbing By-law in which Section 1.6.4. states:

"Where a storm sewer is laid in any street separately from a sanitary sewer and a connection has been installed by the City opposite each taxable parcel of real property abutting on such street and having thereon any building, then a connection shall be made by the owner from such building to the connection installed by the City, provided that in the case of one and two-family dwellings as defined by the Zoning and Development By-law constructed prior to the first day of November, 1961, any work upon the said parcel necessary to join the dwelling effectively to the City's connection shall be done by the owner when the City's connection is installed and the cost of the work necessary to join the said dwelling to the said storm sewer may be paid in five, ten or fifteen equal annual instalments in accordance with the provisions of subsection (4) of Section 1.6.3."

Cont'd...

2. Sewer Separation on Private Property (Cont'd)

City Council, on December 20, 1966, resolved that the Plumbing by-law should not be enforced unless it can be established clearly that a cross-connection is in existence between the storm and sanitary systems on the property. The City Building Inspector requested the Committee to consider having the By-law changed so that he would be absolved of any responsibility in not enforcing the By-law.

It is
RECOMMENDED

THAT the 12,000 homes involved should be circularized with information on the availability of the storm sewer system in the area and that the home owners should be asked to voluntarily hook-up to the storm system; and

FURTHER THAT the Director of Legal Services be asked to bring forward an amendment to the Plumbing By-law so that property owners will not be obliged to connect to a storm sewer system as long as there is no pollution problem involved.

(Alderman Bowers opposed the recommendation)

(c) Conversion of Combined Sewer Connections to
Separate Sewer Connections on Private Property.

Separate sewer systems are presently being constructed in several areas of the City which are largely developed with commercial and multiple dwelling buildings, particularly in the West-end, Downtown Business District, False Creek Flats and an area bounded by Main Street, Broadway, Great Northern Way and Commercial Drive. In this area a combined sewer system has been in use and the buildings have been satisfactorily connected to this combined system. In order to obtain pollution control in the False Creek and English Bay areas, which would be in the interest of the whole City, these properties are going to be converted to a separate system.

It is RECOMMENDED

THAT, where the City is changing from a combined system to a separate sewer system, and where a property was satisfactorily connected to that combined system and it is now required to make separate connections, the total cost of such conversion shall be borne by the City

(Alderman Bowers opposed the recommendation)

INFORMATION

3. STEP '74- Student Summer Employment Program.

City Council, on April 2, 1974, authorized the Standing Committee of Finance and Administration to approve project proposals, on behalf of the City, up to a total City share of \$50,000, for Step '74 Student Summer Employment Program.

The Committee had for its consideration a report dated July 5, 1974, the fifth report in a series on the 'Step '74' program. It reported on a number of necessary adjustments to the original costs submitted as being the City's share, which are itemized as follows:

Cont'd....

Standing Committee of Council
on Finance and Administration,
July 11, 1974.

4

Step '74 - Student Summer Employment Program. (Cont'd)

<u>Subject.</u>	<u>Submitted City Cost</u>	<u>Adjusted City Cost.</u>
Waterworks Record Project.	\$ - -	\$ 523
Transportation Survey.	1,160	1,660
Employee Handbook.	565	615
Grant Request System.	147	207
'Social Planning - 2'	293	668

RESOLVED Your Committee

THAT the adjusted costs as tabulated, in the amount
of \$1,508, be approved as 'Step '74' expenditures.

The Committee adjourned at approximately 3:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 895

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

July 11, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 11, 1974 at approximately 3:55 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

RECOMMENDATIONS

1. Kitsilano Area Planning Program
Committee Membership

The Director of Planning advised in a report dated June 25, 1974 that the Kitsilano Planning Committee which was established by City Council on March 19, 1974 has representation from the following area groups:

- "a) Kitsilano Area Resources Association.
- b) Kitsilano Ratepayers Association.
- c) Point Grey Road (North Side) Cameron Avenue Ratepayers Assoc.
- d) West Broadway Citizens Committee.
- e) Kitsilano Neighbourhood House.
- f) Kitsilano Chamber of Commerce.
- g) Kitsilano Community Centre Association."

Council had previously indicated that there would be four additional openings on the Committee; however, the Director of Planning recommended that there be representation from the following six sources:

- "a) The Greek Community.
- b) Representative of Kitsilano High School Student Council.
- c) Liaison member of the Kitsilano Community Resource Board.
- d) Urban Transportation Committee.
- e) Senior Citizens Representative.
- f) If possible, a tenant representative."

It was RECOMMENDED,

THAT six additional positions on the Kitsilano Planning Committee from the recommended groups as listed in a) - f) above, be approved.

2. Party Identification By-law

The Committee had for consideration a by-law to provide for identifying political affiliation on ballot papers. The City Clerk requested that the third paragraph being Section 2 be amended to read as follows:

Any society duly incorporated under the laws of the Province of British Columbia which endorses one or more candidates in an election, may request the Returning Officer to indicate such endorsement on the ballot papers by delivering to the Returning

Standing Committee of Council on Community Development 2
July 11, 1974

Clause #2 continued:

Officer fourteen days prior to twelve o'clock noon on nomination-day a statutory declaration sworn by a director of the society in the following form, it being understood however, that such declaration form may be amended by letter from the society delivered to the Returning Officer and in his hands not later than twelve o'clock noon on nomination-day.

It was RECOMMENDED,

THAT the By-law to provide for identifying political affiliation on ballot papers be approved as amended above.

3. Hospital By-law

The Committee had for consideration a by-law to provide for the casting of votes by hospital patients.

Your Committee RECOMMENDS,

THAT the by-law to provide for the casting of votes by hospital patients be approved.

4. Liquor Permit Applications

The Zoning Planner submitted the following report dated June 25, 1974 with respect to liquor permit applications:

- a) 141 Keefer Street
Development Permit Application No. 63200
- b) 811 Richards Street
Development Permit Application No. 60825
- c) 1110 Granville Street
Development Permit Application No. 65920

It is reported on behalf of the Director of Planning that the above-noted development permit applications have been filed to construct new hotels which contain new liquor outlets.

The Technical Planning Board approved these applications subject to a number of conditions to be met prior to the issuance of the development permits, one condition being:

That the matter of the proposed liquor outlet be first reported to Council's Committee.

- a) The development at 141 Keefer Street would have a beverage room of approximately 3,600 square feet of area used for public assembly. The proposed development on this site would contain a restaurant, small retail area, the beverage room and 110 hotel units.

Council will recall that at its meeting of June 11, 1974 when dealing with this development on a point of design, the matter of the beverage room was referred to the Community Development Committee for report back to Council, it being noted:

"That Council does not favour a beer parlour in this development, and the developer be requested to examine the new Liquor Act regarding appropriate arrangements other than those in the proposed scheme."

- b) The development at 811 Richards Street would contain a licensed lounge of 458 square feet of assembly area and a beverage room of 2,400 square feet of assembly area.

Cont'd . . .

Standing Committee of Council on Community Development 3
 July 11, 1974

Clause #4 continued:

The proposed development on this site would contain the beverage room, the licensed lounge, a restaurant, small retail stores, meeting rooms, offices and 215 hotel units.

- c) The development at 1110 Granville Street would contain a beverage room of 1,432 square feet of assembly area.

The proposed development on this site would contain the beverage room, retail stores, a restaurant and 108 hotel units.

These developments are all in the downtown area in the CM-1 District.

- (a) 141 Keefer Street
Development Permit Application No. 63200

Mr. and Mrs. Leung appeared before the Committee and advised that the beer parlour in the proposed development at 141 Keefer Street had been reduced to accommodate 250 people and the cocktail lounge had been reduced to accommodate 80 people. After discussion it was

RECOMMENDED,

THAT Council approve the proposed location for a beer parlour licence at 141 Keefer Street with a maximum seating capacity of 250.

(No action was taken with respect to the cocktail lounge.)

- (b) 811 Richards Street
Development Permit Application No. 60825

Mr. Gerald Hamilton, representing the principals, advised that the proposed seating capacity would be 160 seats in the beer parlour and 40 seats in the cocktail lounge. After discussion it was

RECOMMENDED,

THAT Council approve the proposed location for a beer parlour and cocktail lounge licence at 811 Richards Street with a maximum seating capacity of 160 in the beer parlour and 40 in the cocktail lounge.

- (c) 1110 Granville Street
Development Permit Application No. 65920

Mr. Gerald Hamilton, representing the principals, advised that this development would have a seating capacity of approximately 100. After discussion it was

RECOMMENDED,

THAT Council approve the proposed location for a beer parlour licence at 1110 Granville Street with a maximum seating capacity of 100.

5. Consultant's Request for Additional Funds for Champlain Heights Planning

The Committee had for consideration a report of the Director of Planning dated July 11, 1974 reading as follows:

Cont'd . . .

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Clause #5 continued:

"On December 18, 1973, City Council passed a resolution establishing a local area planning program for the preparation of a development plan for Areas E and F in Champlain Heights. The following motion was passed regarding the retaining of consultants to assist in this program:

That the Director of Planning be authorized to utilize the services of Downs/Archambeault at a total sum of \$30,290, to produce a useable development plan for Areas E and F, Champlain Heights, said plan to be completed by July 31st, 1974, and that this committee will not consider expenditure of any additional funds which may be incurred beyond the period of the study and submission of the final documentation".

The Planning Department received a letter from the consultants dated May 30th, 1974 (see Appendix I) requesting additional funds for the planning process in Areas E and F. The consultants based their request for more funds on the following:

That the process involves, "...a substantially different consultant role and citizen process than originally envisioned. The actual process, the need to inform and, in a sense, educate the board and its sub-committees, has resulted in a gross consumption of the consultants time in the program stages, leaving too little of the allotted funds for comprehensive implementation plan." (This is documented in appendix "A" of the consultants letter).

The consultants exhausted their funds by May 31, 1974. Although they intend to carry the project to completion, they have requested an additional \$15,000, without which they could not produce a properly documented detailed plan with implementation guidelines, and attend sufficient meetings with the Planning Advisory Committee. By way of a detailed cost breakdown, the consultants indicate that the additional funds requested would only partially cover their expenses for June and July which are estimated at \$21,540 (See Appendix II).

The Planning Advisory Committee received a copy of the consultants request for additional funds and the resulting discussion was recorded in the Committee minutes of May 30, 1974, as follows:

"The Committee decided to receive the letter from the consultants but took no position on their request for additional funds. The Committee wants a good plan for Areas E and F. They feel the process to date has been fruitful and that things are being accomplished."

The Planning Department appreciates the difficulties and time consuming nature of the Champlain Heights planning process. Considerable time was spent in February to orient members of the Advisory Committee to the task, recommend the Council appointees to that Committee, and establish the nature and composition of two sub-committees. This organizational process should have preceded the hiring of the consultants.

The bulk of the consultants' time has been consumed in the preparation of working papers which served to inform and educate the Advisory Committee. Several excellent information papers were prepared. We recognize the necessity of this educational process but suggest that on the basis of previous experience, the consultants should have assumed this process and budgeted accordingly.

In summary, we believe the problem is essentially one of under-estimating the efforts involved in an innovative and complex planning process.

The consultants have asked for an additional \$15,000 to partially offset their actual expenditure of \$21,540 for June and July. This sum would bring the total allocation for Champlain Heights planning to about \$45,000 (original allocation was \$30,290).

Cont'd . . .

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Clause #5 continued:

It should be pointed out that the consultants for Langara were allocated \$26,000. We believe that the scope and complexity of Champlain Heights planning is considerably greater than that of Langara, yet the allocation for the former was only \$4,290 greater than for Langara.

Mr. Barry Downs, Consultant, briefly spoke to this report and after due consideration it was

RECOMMENDED,

THAT the Planning Consultants for Areas E & F in Champlain Heights (Downs, Archambault and Urban Program Planners) be allocated additional funds in the amount of \$15,000 to:

- (a) complete a properly documented, measured site plan (to form the basis for the preparation of a registerable plan), with implementation, guidelines, and
- (b) to have sufficient interaction with the Advisory Committee and other area residents to ensure adequate citizen input to, and acceptance of, the final plan.

INFORMATION

6. Britannia Centre Society
Constitution and By-laws

At the last meeting of the Committee consideration of the constitution and by-laws of the Britannia Centre Society was deferred pending a report from the Officials. The Director of Legal Services in a report dated July 2, 1974 advised in part as follows:

"I have been instructed by your Committee and the Board of Administration to report on the Constitution and By-laws of the Britannia Centre Society.

I have reviewed these documents in a summary way and have no real criticism so far as they represent a model for a private organization. However, I do note what appears to be an underlying expression which tends to suggest that the Society is the proprietary body responsible for the Centre, whilst the City has only a reversionary interest. I do not think this could have been intended, but it does appear that way in the objects on pages 1 and 2.

The constitution can in no way, of course, be binding on the City, so that many of the matters expressed in the documents cannot restrict the City's control.

I would also suggest that many of the by-laws appear overly restrictive and regulatory for a society which probably ought to be very public in orientation rather than private as is the case in an ordinary club or group.

Much depends on just what role the City expects the Society to play."

Mr. Michael Clague of the Society and the Deputy Director of Planning reviewed the constitution and by-laws with the Committee. It was noted that several amendments were required in this document and the Chairman offered to assist in making these amendments. After due consideration it was

RESOLVED,

THAT the report of the Director of Legal Services be received

Cont'd . . .

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Clause #6 continued:

and that the Constitution and By-laws of the Britannia Centre Society be referred back to the Society for amendment and report back to the Committee.

7. Presentation re Location of Major Hotel
in the Chinatown Area

Mr. Gerald Hamilton, Architect, advised that he had clients who were willing to build a major hotel in an area between Keefer and Pender east of Carrall Street. It was noted that this proposed development was approximately $1\frac{1}{2}$ blocks from the major hotel proposed by Mr. and Mrs. Leung at 141 Keefer Street. Mr. Hamilton pointed out that it was his opinion that a major hotel in this proposed location would help to solidify the area. Mr. Joe Wai, Architect with Thompson, Berwick and Pratt, advised the Committee that it would not be desirable to have a major hotel right next to the Chinese Cultural Centre which has been proposed for this area. After due consideration it was

RESOLVED,

THAT the presentation by Mr. Hamilton be received, that he have further discussions with the people involved in the Chinese Cultural Centre and that further representations on the matter be directed to the Civic Development Committee.

The meeting adjourned at approximately 5:30 p.m.

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

July 11th, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the #2 Committee Room, third floor, City Hall, at approximately 3:40 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Massey
Alderman Bowers

ABSENT: Alderman Pendakur

CLERK: M. Cross

RECOMMENDATION1. Proposed Development - Nelson Park Site

Representatives of

The Board of Parks and Public Recreation
Jones, Haave, Delgatty, Architects
Nelson Park Advisory Committee
Vancouver School Board
West End Planning Team

were present to discuss the proposal.

Mr. Norman Jones, Architect, with the aid of illustrations and a model, outlined the design concept for an integrated development of park, school, community and residential facilities for the two-block area known as Nelson Park. He advised that the design concept arose out of discussions with representatives of the School Board, Park Board, West End Planning Team and organizational representatives of the community. A questionnaire describing the development was sent out to the community for their response. He advised that once the development permit stage is completed, it was hoped that construction could start in Spring, 1975 with completion in mid-1976.

Some of the specific elements of the scheme mentioned by Mr. Jones were:

seven classrooms for the elementary school annex
parks and recreational space integrated with the school
day care facilities for 50 children
15,000 square feet of community use facilities available
for the community at large
residential development of 148 two-bedroom units for
families with children.

Allowing a F.S.R. of 3.0, the development could be built under the proposed RM-6 guidelines for the West End. Mr. Jones stated that the development would be built in phases so that all the surrounding houses would not need to be demolished immediately.

cont'd.....

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Clause No. 1 Continued

The representatives of the School Board expressed a desire for this development to go ahead as quickly as possible. They advised that once the exchange of land is negotiated by the Supervisor of Property and Insurance, it is the School Board's responsibility to take the initiative to find non-profit organizations willing to construct the housing.

The West End Planning Team were in favour of the development mix but had concerns about the design and number of family units.

A representative of the Nelson Park Advisory Committee advised that the Committee, comprising City and community representatives, developed a questionnaire for distribution to the community and set out development principles.

On April 3rd, the design concept including 90 dwelling units, was presented. On April 8th, the Committee presented the following recommendations to the Park Board:

- (1) That this Committee approve in principle the total concept as designed by the two architectural teams
- (2) That the Committee make representation to the appropriate boards to speed up the development of the entire two block portion
- (3) That the housing be retained in the form presented but be increased as far as possible to 150 units.

The Park Board representative advised that the Park Board had agreed with the integrated development in principle but that the scale and size of the building and the additional density that would arise were not suitable in this particular neighbourhood and they preferred a low profile scheme.

Some concern was expressed by the Chairman and other members of the Standing Committee that the 148 two-bedroom units, while providing accommodation for families, was not well designed for family living.

After discussion, the Committee

RECOMMENDED:

- A. THAT Council reaffirm its intention for comprehensive development of this site
- B. THAT the Supervisor of Property and Insurance negotiate with the Vancouver School Board for the transfer of land
- C. THAT City officials be requested to process the School Board's Development Permit Application in the normal way, having regard to the density and other restrictions of the West End Guidelines; with particular emphasis on the suitability of the development for housing families with children
- D. THAT the landscaping be carried out to standards acceptable to the Superintendent of Parks.

cont'd

2. Downtown Planning Study

Mr. Gerald Davis of The Environmental Analysis Group and Messrs. John Winsor and Andrew Malczewski of the Downtown Study Team presented a progress report to the Committee.

Mr. Winsor indicated that the Study Team had been working to a timetable of presenting draft material to the Civic Development Committee every two weeks with a full report to City Council on September 7th, 1974 and a Public Hearing in October. He advised that they had developed good working relationships with the Citizens' Guidance Panel; the Provincial Government's architect for Blocks 51-61-71; the City Engineer; the transportation Consultant, Mr. Frank Nader; and the G.V.R.D. Planning Department with respect to making the report compatible with the G.V.R.D. report on growth options.

Mr. Winsor advised that there was enough building construction already planned for the Downtown to bring in 50,000 additional people without even considering what will happen in 1976-77.

Mr. Malczewski, with the aid of illustrations, outlined how the Team proposed to get a residential/office/commercial mix in the Downtown. He explained that the problem of growth in the Downtown revolves around two elements -- how much employment is going to be permitted and how much residential will we get into the Downtown to minimize vehicular trips into the Downtown. He suggested that Hastings, Pender, Water, Robson and Granville Mall should become pedestrian-oriented streets with traffic links developed around them. Traffic in the Core should be limited by presupposing the provision of parking areas around the outside of the transit loops, underground transit.

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, indicated that there would have to be a 70% modal split downtown, i.e. 70% transit and 30% automobiles.

It was the feeling of the Committee that the Downtown Study Team should make a presentation to Council of the five scenarios for the Downtown Study and describing the character areas i.e. what they are, which guidelines should apply to each area, etc.

After discussion, the Committee

RECOMMENDED

- (A) THAT the progress report of the Downtown Study Team be received.
- (B) THAT the Downtown Study Team present a report reference on the five scenarios for the Downtown Study to Council at its meeting of July 30, 1974.

The meeting adjourned at approximately 6:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 878